CITY OF MANISTEE HOUSING COMMISSION

Tuesday, March 28, 2017

Community Room - Harborview

4:00 PM

AGENDA

1. **Call to Order/Roll Call**
   a. *General Notice:*

   The staff of CMHC carefully reviews each item attached to the agenda for errors and omissions, and though the review is thorough, there still remains the chance for an error or omission to occur. Please bring to the attention of the Executive Director any errors or omissions you may find.

   Thank you

2. **Public Comments on Agenda Related Items**

   This is an opportunity for citizens to comment on items on the Agenda. Citizens in attendance may be recognized by the Commission President. The City of Manistee Housing Commission Public Comment Policy limits each individual to a three (3) minute statement. The City of Manistee Housing Commission will receive public comments on agenda items only at this time.

3. **Consent Agenda**

   All agenda items marked with an asterisk (*) are on the consent agenda and considered by the Executive Director to be routine matters. Prior to approval of the Consent Agenda Commissioners may remove an item from the Consent Agenda. Items removed from the consent agenda will come before the Commissioners as stated on the agenda.

   Consent Agenda items include:

   a. **Approval of Minutes**
      1) Regular Meeting Minutes February 28, 2017 3

4. **Amendments to Agenda**
5. **Old Business**

   a. *None*

6. **New Business**
   a. Resolution 2017-05: Adjustment to the Tenant Charge for Basic-Expanded Cable Service 6

7. **Financial Reports**

   Financial documents are redacted in compliance with the requirements of the Federal Privacy Act. All personally identifying information of current and past program participants has been redacted.

NOTE: The review of our financial statements has been removed from the consent agenda to facilitate a discussion to review and analyze the information. Monica Otis, Financial Analyst/Procurement Assistant will lead the discussion.

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a. Public Housing Financial Statements
   1) December 31, 2016 [Fiscal Year End] 8
   2) January 31, 2017 62

b. Domestic Violence Grant Program
   1) December 31, 2016 [Fiscal Year End] 104
   2) January 31, 2017 116

c. Security Deposits Reconciliation
   1) December 31, 2016 127

8. **Review of the Executive Director Summary** 128

9. **Other Staff Reports**

At this time other CMHC staff may make a presentation to the Commissioners or the Commissioners may make inquiry of a CMHC staff member.

10. **Committee Reports**

At this time CMHC standing committees may make a report to the Commissioners as needed.

11. **Communications**

None received

12. **Public Comment**

This is an opportunity for citizens to comment on Housing Commission affairs. Citizens in attendance may be recognized by the Commission President. Citizen comments are not limited to agenda items but should be directed to Housing Commission services, activities or areas of involvement. The City of Manistee Housing Commission Public Comment Policy limits each individual to a three (3) minute statement. The City of Manistee Housing Commission will receive public comments at this time and will respond at a later date if the Housing Commission determines a response is appropriate.

13. **Commissioner Report/Comment**

14. **Adjournment**

15. **Next Meeting[s]**

    a. *Regular Monthly Meeting - Tuesday, April 25, 2017, 4:00 PM*
       Location - Harborview Apartments Community Room

16. **Work Session**

We will convene a brief work session for the sole purpose of touring the upgraded unit in Harborview.

City of Manistee
Housing Commission
273 6th Avenue • Manistee, Michigan 49660

Meeting Minutes
February 28, 2017
Regular Meeting

Meeting Start Time: 4:04 P.M.

Roll Call:

Commissioner	Present	Absent Excused	Absent Non-Excused
Dale Priester	☒	☐	☐
Doug Parkes	☐	☒	☐
Donna Korzeniewski	☒	☐	☐
Sheryl Kuenzer	☒	☐	☐
Krista McDougall	☒	☐	☐

Housing Commission Staff Present:

- Lindsay McIntyre, Program Director
- Monica Otis, Financial Analyst/Procurement Assistant
- Kevin Helminiak, Maintenance Dept. Crew Leader
- Clinton McKinven-Copus, Executive Director/Commission Secretary

Others Present:

- X

Public Comment on Agenda Related Items:

- None

Amendments to the Agenda:

- None

Consent Agenda:

Motion: D. Korzeniewski
Second: S. Kuenzer
Approval: All

Old Business:

- None

DRAFT

DRAFT

New Business:

- Resolution 2017 – 03 Authorization to Grant Property Easement to the City of Manistee

  Motion: D. Korzeniewski
  Second: K. McDougall
  Approval: All

- Resolution 2017 – 4 Approval of Memorandum for Executive Off-Site Access of CMHC Data

  Motion: D. Korzeniewski
  Second: S. Kuenzer
  Approval: All

Executive Director's Report:

- Clinton McKinven-Copus, Executive Director, reviewed items contained in the written report

Finances:

- Financial reports not available from our accountant pending fiscal year end 2016 closeout

Communications:

- None Received

Public Comment:

- Susie Kukla
- Sue Chandler
  - Comments and concern about the congestion at the front lobby of Century Terrace

Commissioner Report/Comments:

- None

DRAFT

Meeting Adjourned

Motion: S. Kuenzer
Second: D. Korzeniewski
Approval: All

Time: 4:44 PM

Dale Priester
President

Clinton McKinven-Copus
Executive Director/Secretary
City of Manistee Housing Commission

City of Manistee Housing Commission
273 6th Avenue • Manistee, Michigan 49660

Phone: (231) 723-6201
Fax: (231) 723-8900
TDD/TTY: (800) 545-1833, ext. 870
manisteehousing@manisteehousing.com

Resolution 2017-05
Adjustment of Tenant Charge for Basic-Expanded Cable Service

WHEREAS, the City of Manistee Housing Commission charges residents of Century Terrace and Harborview high rises a service fee for the provision of reduced rate bulk subscription of the Basic-Expanded Cable TV service through Charter Communication, and

WHEREAS, the City of Manistee Housing Commission maintains the Cable TV connection within each apartment of Century Terrace and Harborview high rises, and

WHEREAS, the City of Manistee Housing Commission has a bulk service agreement with Charter Communications for Century Terrace and Harborview separately, and

WHEREAS, the City of Manistee Housing Commission continues to receive rate increases from Charter Communications for the bulk subscriptions of Century Terrace and Harborview, and

WHEREAS, the City of Manistee Housing Commission last adjusted the rate charged to tenants of Century Terrace and Harborview on September 1, 2016, and

WHEREAS, the City of Manistee Housing Commission continues in the position of subsidizing the actual cost of tenant Basic-Expanded Cable TV service through Charter Communications, and

WHEREAS, the City of Manistee Housing Commission is not allowed to use public funds to subsidize the provision of Cable TV services to tenants, and

WHEREAS, the proposed increase in the rate charged to tenants will place the City of Manistee Housing Commission in the position of no longer subsidizing the actual cost of tenant Basic-Expanded Cable TV Service through Charter Communications;

PENDING APPROVAL

NOW, THEREFORE, on the motion of _____, supported by _____, and voted upon as follows, **BE IT RESOLVED**, that the CMHC adopts the following resolution:

NOW, THEREFORE, IT IS HEREBY RESOLVED that the City of Manistee Housing Commission Board of Commissioners authorizes,

- The increase of charge to tenants for Basic-Expanded Cable service from $46.00 per month to $60.00 per month, effective May 1, 2017

Record of Voting				
Commissioner	**Approve**	**Against**	**Abstain**	**Absent**
Dale Priester	☐	☐	☐	☐
Doug Parkes	☐	☐	☐	☐
Donna Korzeniewski	☐	☐	☐	☐
Sheryl Kuenzer	☐	☐	☐	☐
Krista McDougall	☐	☐	☐	☐

RESOLUTION DECLARED

☐ Passed ☐ Failed

CERTIFICATION

I, Dale Priester, President of the City of Manistee Housing Commission, do hereby CERTIFY that the foregoing is a true and correct copy of the Resolution adopted by the City of Manistee Housing Commission at a regular meeting held on the 28 day of March, 2017.

_____
Dale Priester, President

I, Clinton McKinven-Copus, Secretary of the City of Manistee Housing Commission, do hereby CERTIFY that the foregoing is a true and correct copy of the Resolution adopted by the City of Manistee Housing Commission at a regular meeting held on the 28 day of March, 2017.

_____
Clinton McKinven-Copus, Executive Director

PENDING APPROVAL

Housing Authority Acct Specialists, Inc.
PO Box 545
Sparta, WI 54656
608-269-6490

To the Board of Directors
And Management

Manistee Housing Commission
Public Housing
273 Sixth Avenue
Manistee, MI 49660

Enclosed are the following reports for the month ending December 31, 2016. These reports have been compiled in accordance with Generally Accepted Accounting Principles.

I. Financial Statements
II. Journal Register
III. General Ledger

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them. This report is offered as a review of your past operations and is a basis for decisions for your future policies.

Respectfully Submitted:

Housing Authority Accounting Specialists, Inc.

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT. REDACTED
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS

Manistee Housing Commission
Low Rent Public Housing
BALANCE SHEET
As of December 31, 2016

ASSETS

CURRENT ASSETS		
Cash		
1111.2 - NOW Account	$	365,120.64
1111.3 - HRA Account		11,830.19
1111.4 - Money Market Savings		51,773.87
1117 - Petty Cash Fund		250.00
1118 - Change Fund		50.00
Total Cash		429,024.70
Receivables		
1122 - Tenants Accounts Receivable		15,080.59
1122.1 - Allowance for Doubtful Accounts		(2,379.77)
1125 - Accounts Receivable - HUD		13,251.96
1129 - Accounts Receivable-Other		7,413.04
Total Receivables		33,365.82
Investments		
Total Investments		0.00
Prepaid Expenses & Other Assets		
1211 - Prepaid Insurance		16,297.56
1290 - Other Prepaid Expenses		2,757.37
Total Prepaid Expenses & Other Assets		19,054.93
Total Current Assets		481,445.45
Non Current Assets - Other		
1701 - Deferred Outflows		43,657.00
Total Non Current Assets - Other		43,657.00
CAPITAL ASSETS		
Land, Structures & Equipment		
1400.6 - Land		360,271.62
1400.61 - Land Improvements		89,807.07
1400.7 - Buildings		4,657,515.77
1400.71 - Building Improvements		5,358,094.21
1400.72 - Non-dwelling Structures		7,050.00
1400.8 - Furn., Equip., Mach.-Dwellings		253,131.90
1400.9 - Furn., Equip., Mach.-Admin		553,586.52
1400.95 - Accumulated Depreciation-ALL		(8,176,215.56)
Total Land, Structures & Equipment		3,103,241.53
TOTAL CAPITAL ASSETS		3,103,241.53
TOTAL ASSETS	$	3,628,343.98

Manistee Housing Commission
Low Rent Public Housing
BALANCE SHEET
As of December 31, 2016

LIABILITIES AND EQUITY

CURRENT LIABILITIES		
Accounts Payable		
2111 - Vendors and Contractors	$	42,416.28
2114 - Tenant Security Deposits		47,504.00
2117.12 - FSA Withheld		1,730.98
2117.5 - Pension Withheld		1,217.26
2119.2 - Interfund Payable - DVG		1,935.90
Total Accounts Payable		94,804.42
Accrued Liabilities		
2131 - EPC Loan - Current		31,244.73
2133 - Capital Lease - 2016 F250 - Current		4,609.75
2135 - Accrued Wages/Payroll Taxes Payable		5,336.86
2135.1 - Accrued Comp. Absences-Current		20,831.82
2137 - Payments in Lieu of Taxes		32,867.14
Total Accrued Liabilities		94,890.30
Total Current Liabilities		189,694.72
Non Current Liabilities		
2132 - EPC Loan - Noncurrent		1,101,127.74
2135.3 - Accrued Comp. Absences-Non Current		6,996.79
2138 - Net Pension Liability		7,578.00
2139 - Capital Lease - 2016 F250 - Non Current		17,020.14
Total Non Current Liabilites		1,132,722.67
Deferred Credits		
2240 - Tenants Prepaid Rent		6,199.88
Total Deferred Credits		6,199.88
TOTAL LIABILITIES/DEFERRED CREDITS		1,328,617.27
EQUITY		
Unreserved Fund Balance		
2806 - Unrestricted Net Position		301,029.01
2806.1 - Invested in Capital Assets		1,949,239.17
2820 - HUD Operating Reserve - Memo		350,487.54
2820.1 - HUD Operating Reserve-Contra		(350,487.54)
Current Year Profit(Loss) - P/H		(271,048.86)
Current Year Profit(Loss) - 501-11 CFP		(7,339.53)
Current Year Profit(Loss) - 501-12 CFP		15,287.17
Current Year Profit(Loss) - 501-13 CFP		102,225.00
Current Year Profit(Loss) - 501-14 CFP		76,834.48
Current Year Profit(Loss) - 501-15 CFP		98,426.69
Current Year Profit(Loss) - 501-16 CFP		35,073.58
Total Unreserved Fund Balance		2,299,726.71
TOTAL EQUITY		2,299,726.71
TOTAL LIABILITIES/EQUITY	$	3,628,343.98

Manistee Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended December 31, 2016

Units	1 Month Ended		12 Months				
214	December 31, 2016	PUM	December 31, 2016	PUM	BUDGET	PUM	*OVER/UNDER
Operating Income							
Rental Income							
3110 - Dwelling Rental	41,415.00	193.53	523,982.00	204.04	600,000.00	233.64	76,018.00
3120 - Excess Utilities	726.50	3.39	9,196.01	3.58	10,000.00	3.89	803.99
Total Rental Income	42,141.50	196.92	533,178.01	207.62	610,000.00	237.54	76,821.99
Revenues - HUD PHA Grants							
3401.1 - Operating Grants	0.00	0.00	29,680.00	11.56	40,000.00	15.58	10,320.00
3401.2 - Operating Subsidy	42,658.00	199.34	478,086.00	186.17	412,000.00	160.44	(66,086.00)
Total HUD PHA Grants	42,658.00	199.34	507,766.00	197.73	452,000.00	176.01	(55,766.00)
Nonrental Income							
3610 - Interest Income-Gen. Fund	87.21	0.41	1,087.05	0.42	1,140.00	0.44	52.95
3689 - Tenant Income - Cable TV	4,507.00	21.06	47,160.00	18.36	56,400.00	21.96	9,240.00
3690 - Tenant Income	4,015.72	18.77	35,808.30	13.94	30,000.00	11.68	(5,808.30)
3690.1 - Non-Tenant Income	0.00	0.00	1,959.89	0.76	5,500.00	2.14	3,540.11
3690.2 - Gain/Loss-Sale of Fixed Assets	0.00	0.00	8,455.00	3.29	0.00	0.00	(8,455.00)
3690.3 - Gain/(Loss)-Disposal of Fixed Asse	0.00	0.00	(2,329.41)	(0.91)	0.00	0.00	2,329.41
3690.4 - Laundry Income	943.43	4.41	10,708.49	4.17	11,040.00	4.30	331.51
3690.6 - Fraud Recovery Revenue	0.00	0.00	203.40	0.08	2,400.00	0.93	2,196.60
3690.7 - Management Fee - DVG	6,000.00	28.04	9,000.00	3.50	9,000.00	3.50	0.00
Total Nonrental Income	15,553.36	72.68	112,052.72	43.63	115,480.00	44.97	3,427.28
Total Operating Income	100,352.86	468.94	1,152,996.73	448.99	1,177,480.00	458.52	24,483.27
Operating Expenses							
Routine Expense							
Administration							
4110 - Administrative Salaries	13,220.37	61.78	155,260.32	60.46	152,240.00	59.28	(3,020.32)
4111 - Admin Wage-Contracted	0.00	0.00	1,417.50	0.55	0.00	0.00	(1,417.50)
4130 - Legal Expense	(112.62)	(0.53)	16,646.48	6.48	20,400.00	7.94	3,753.52
4140 - Staff Training	550.00	2.57	1,697.00	0.66	5,000.00	1.95	3,303.00
4150 - Travel Expense	186.21	0.87	1,252.14	0.49	2,000.00	0.78	747.86
4170 - Accounting Fees	686.88	3.21	9,462.06	3.68	9,500.00	3.70	37.94
4171 - Auditing	8,750.00	40.89	8,750.00	3.41	8,700.00	3.39	(50.00)
4182 - Employee Benefits - Admin	20,725.58	96.85	94,527.35	36.81	68,680.00	26.74	(25,847.35)
4185 - Telephone	2,343.96	10.95	20,977.97	8.17	19,200.00	7.48	(1,777.97)
4190.1 - Publications	0.00	0.00	1,523.00	0.59	1,400.00	0.55	(123.00)
4190.2 - Membership Dues and Fees	0.00	0.00	957.50	0.37	1,670.00	0.65	712.50
4190.3 - Admin Service Contracts	4,431.80	20.71	51,962.92	20.23	27,780.00	10.82	(24,182.92)
4190.4 - Office Supplies	(202.27)	(0.95)	7,863.13	3.06	9,600.00	3.74	1,736.87
4190.5 - Other Sundry-Misc.	1,449.57	6.77	16,566.40	6.45	15,000.00	5.84	(1,566.40)
Total Administration	52,029.48	243.13	388,863.77	151.43	341,170.00	132.85	(47,693.77)
Tenant Services							
4220 - Rec., Pub., & Other Services	0.00	0.00	0.00	0.00	5,200.00	2.02	5,200.00
4221 - Resident Employee Stipend	800.00	3.74	11,100.00	4.32	10,800.00	4.21	(300.00)
4230 - Contract Costs-Cable & Other	5,104.81	23.85	60,779.26	23.67	56,400.00	21.96	(4,379.26)
Total Tenant Services	5,904.81	27.59	71,879.26	27.99	72,400.00	28.19	520.74

Manistee Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended December 31, 2016

Units	1 Month Ended		12 Months				
214	December 31, 2016	PUM	December 31, 2016	PUM	BUDGET	PUM	*OVER/UNDER
Utilities							
4310 - Water & Sewer	315.15	1.47	59,980.14	23.36	42,800.00	16.67	(17,180.14)
4320 - Electricity	2,755.53	12.88	94,882.34	36.95	108,000.00	42.06	13,117.66
4330 - Gas	3,797.17	17.74	27,869.24	10.85	28,800.00	11.21	930.76
Total Utilities	6,867.85	32.09	182,731.72	71.16	179,600.00	69.94	(3,131.72)
Ordinary Maint. & Operation							
4410 - Labor, Maintenance	7,773.49	36.32	101,070.79	39.36	103,660.00	40.37	2,589.21
4420 - Materials	(808.09)	(3.78)	36,190.42	14.09	54,000.00	21.03	17,809.58
4430.01 - Garbage Removal	1,762.48	8.24	17,978.25	7.00	16,000.00	6.23	(1,978.25)
4430.02 - Heating & Cooling Contracts	973.73	4.55	13,621.04	5.30	18,000.00	7.01	4,378.96
4430.03 - Snow Removal Contracts	0.00	0.00	100.00	0.04	10,000.00	3.89	9,900.00
4430.04 - Elevator Contracts	69.49	0.32	12,028.99	4.68	15,000.00	5.84	2,971.01
4430.05 - Landscape & Grounds Contracts	0.00	0.00	2,150.00	0.84	1,500.00	0.58	(650.00)
4430.06 - Unit Turnaround Contracts	(1,370.00)	(6.40)	4,325.00	1.68	30,000.00	11.68	25,675.00
4430.07 - Electrical Contracts	851.86	3.98	3,423.55	1.33	7,000.00	2.73	3,576.45
4430.08 - Plumbing Contracts	(337.41)	(1.58)	4,753.18	1.85	7,000.00	2.73	2,246.82
4430.09 - Extermination Contracts	3,938.00	18.40	27,959.00	10.89	5,000.00	1.95	(22,959.00)
4430.11 - Routine Maintenance Contracts	656.20	3.07	3,045.46	1.19	7,000.00	2.73	3,954.54
4430.12 - Miscellaneous Contracts	(1,416.88)	(6.62)	15,510.45	6.04	11,000.00	4.28	(4,510.45)
4433 - Employee Benefits - Maint.	13,311.75	62.20	78,357.05	30.51	67,670.00	26.35	(10,687.05)
4440 - Staff Training-Maintenance	0.00	0.00	0.00	0.00	2,000.00	0.78	2,000.00
4441 - Staff Travel-Maintenance	0.00	0.00	377.87	0.15	2,000.00	0.78	1,622.13
Total Ordinary Maint. & Oper	25,404.62	118.71	320,891.05	124.96	356,830.00	138.95	35,938.95
Protective Services							
4480 - Security Contract Costs	0.00	0.00	0.00	0.00	3,500.00	1.36	3,500.00
Total Protective Services	0.00	0.00	0.00	0.00	3,500.00	1.36	3,500.00
General Expense							
4510 - Insurance	6,765.34	31.61	77,467.06	30.17	77,000.00	29.98	(467.06)
4520 - Payment in Lieu of Taxes	(3,322.86)	(15.53)	32,867.14	12.80	39,500.00	15.38	6,632.86
4550 - Compensated Absences	1,139.78	5.33	1,139.78	0.44	5,500.00	2.14	4,360.22
4570 - Collection Losses	2,350.51	10.98	14,076.99	5.48	12,000.00	4.67	(2,076.99)
4580 - Interest Expense	6,049.84	28.27	74,301.67	28.93	73,378.00	28.57	(923.67)
Total General Expense	12,982.61	60.67	199,852.64	77.82	207,378.00	80.75	7,525.36
Total Routine Expense	103,189.37	482.19	1,164,218.44	453.36	1,160,878.00	452.06	(3,340.44)
Non-Routine Expense							
Extraordinary Maintenance							
Total Extraordinary Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Casualty Losses-Not Cap.							
Total Casualty Losses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Operating Expenses	103,189.37	482.19	1,164,218.44	453.36	1,160,878.00	452.06	(3,340.44)

Manistee Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended December 31, 2016

Units	1 Month Ended		12 Months				
214	December 31, 2016	PUM	December 31, 2016	PUM	BUDGET	PUM	*OVER/UNDER
Operating Income (Loss)	(2,836.51)	(13.25)	(11,221.71)	(4.37)	16,602.00	6.46	27,823.71
Depreciation Expense							
4800 - Depreciation - Current Year	13,757.15	64.29	259,827.15	101.18	0.00	0.00	(259,827.15)
Total Depreciation Expense	13,757.15	64.29	259,827.15	101.18	0.00	0.00	(259,827.15)
Surplus Credits & Charges							
Total Surplus Credits & Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital Expenditures							
7510 - Principal Payments - EPC	2,392.35	11.18	25,892.35	10.08	25,892.00	10.08	(0.35)
7520 - Replacement of Equipment	0.00	0.00	10,066.34	3.92	5,000.00	1.95	(5,066.34)
7530 - Cash Proceeds-Sale of Equipment	0.00	0.00	(8,630.00)	(3.36)	0.00	0.00	8,630.00
7540 - Betterments and Additions	0.00	0.00	38,175.17	14.87	0.00	0.00	(38,175.17)
7590 - Operating Expenditures-Contra	(2,392.35)	(11.18)	(65,503.86)	(25.51)	(30,892.00)	(12.03)	34,611.86
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HUD Net Income (Loss)	(5,228.86)	(24.43)	(85,180.57)	(33.17)	(14,290.00)	(5.56)	70,890.57
GAAP Net Income (Loss)	(16,593.66)	(77.54)	(271,048.86)	(105.55	16,602.00	6.46	
Occupancy Percentage							
9996 - Actual Unit Months for REAC submis	207.00		2,420.00				
9998 - Unit Months - Memorandum	214.00		2,568.00				
Total Occupancy Percentage	96.73%		94.24%				
UNA as of:December 31, 2016			215,848.44				

Manistee Housing Commission
Capital Fund 501-11
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended December 31, 2016

1011	1 Month Ended December 31, 2016	12 Months Ended December 31, 2016
Revenues - HUD PHA Grants		
Total HUD PHA Grants	0.00	0.00
Nonrental Income		
Total Nonrental Income	0.00	0.00
Total Operating Income	0.00	0.00
Operating Expenses		
Administration		
Total Administration	0.00	0.00
Ordinary Maint. & Operation		
Total Ordinary Maint. & Oper	0.00	0.00
Depreciation Expense		
4800 - Depreciation - Current Year	7,339.53	7,339.53
Total Depreciation Expense	7,339.53	7,339.53
Total Operating Expenses	7,339.53	7,339.53
Net Income/(Loss)	(7,339.53)	(7,339.53)

See Accountants' Compilation Report

Manistee Housing Commission
Capital Fund 501-12
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended December 31, 2016

1012	1 Month Ended December 31, 2016	12 Months Ended December 31, 2016
Revenues - HUD PHA Grants		
3401.3 - Capital Grants	0.00	18,999.58
Total HUD PHA Grants	0.00	18,999.58
Nonrental Income		
Total Nonrental Income	0.00	0.00
Total Operating Income	0.00	18,999.58
Operating Expenses		
Administration		
Total Administration	0.00	0.00
Ordinary Maint. & Operation		
Total Ordinary Maint. & Oper	0.00	0.00
Depreciation Expense		
4800 - Depreciation - Current Year	3,712.41	3,712.41
Total Depreciation Expense	3,712.41	3,712.41
Total Operating Expenses	3,712.41	3,712.41
Net Income/(Loss)	(3,712.41)	15,287.17

See Accountants' Compilation Report

Manistee Housing Commission
Capital Fund 501-13
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended December 31, 2016

1013	1 Month Ended December 31, 2016	12 Months Ended December 31, 2016
Revenues - HUD PHA Grants		
3401.1 - Operating Grants	0.00	968.05
3401.3 - Capital Grants	0.00	107,562.85
Total HUD PHA Grants	0.00	108,530.90
Nonrental Income		
Total Nonrental Income	0.00	0.00
Total Operating Income	0.00	108,530.90
Operating Expenses		
Administration		
Total Administration	0.00	0.00
Ordinary Maint. & Operation		
4430.12 - Miscellaneous Contracts	0.00	968.05
Total Ordinary Maint. & Oper	0.00	968.05
Depreciation Expense		
4800 - Depreciation - Current Year	5,337.85	5,337.85
Total Depreciation Expense	5,337.85	5,337.85
Total Operating Expenses	5,337.85	6,305.90
Net Income/(Loss)	(5,337.85)	102,225.00

See Accountants' Compilation Report

Manistee Housing Commission
Capital Fund 501-14
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended December 31, 2016

1014	1 Month Ended December 31, 2016	12 Months Ended December 31, 2016
Revenues - HUD PHA Grants		
3401.1 - Operating Grants	0.00	1,977.59
3401.3 - Capital Grants	0.00	82,782.15
Total HUD PHA Grants	0.00	84,759.74
Nonrental Income		
Total Nonrental Income	0.00	0.00
Total Operating Income	0.00	84,759.74
Operating Expenses		
Administration		
4190.5 - Other Sundry-Misc.	0.00	1,977.59
Total Administration	0.00	1,977.59
Ordinary Maint. & Operation		
Total Ordinary Maint. & Oper	0.00	0.00
Depreciation Expense		
4800 - Depreciation - Current Year	5,947.67	5,947.67
Total Depreciation Expense	5,947.67	5,947.67
Total Operating Expenses	5,947.67	7,925.26
Net Income/(Loss)	(5,947.67)	76,834.48

See Accountants' Compilation Report

Manistee Housing Commission
Capital Fund 501-15
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended December 31, 2016

1015	1 Month Ended December 31, 2016	12 Months Ended December 31, 2016
Revenues - HUD PHA Grants		
3401.1 - Operating Grants	0.00	16,121.25
3401.3 - Capital Grants	8,131.85	101,578.75
Total HUD PHA Grants	8,131.85	117,700.00
Nonrental Income		
Total Nonrental Income	0.00	0.00
Total Operating Income	8,131.85	117,700.00
Operating Expenses		
Administration		
4190.3 - Admin Service Contracts	0.00	1,397.50
Total Administration	0.00	1,397.50
Ordinary Maint. & Operation		
4420 - Materials	0.00	149.05
4430.12 - Miscellaneous Contracts	0.00	14,574.70
Total Ordinary Maint. & Oper	0.00	14,723.75
Depreciation Expense		
4800 - Depreciation - Current Year	3,152.06	3,152.06
Total Depreciation Expense	3,152.06	3,152.06
Total Operating Expenses	3,152.06	19,273.31
Net Income/(Loss)	4,979.79	98,426.69

See Accountants' Compilation Report

Manistee Housing Commission
Capital Fund 501-16
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended December 31, 2016

1016	1 Month Ended December 31, 2016	12 Months Ended December 31, 2016
Revenues - HUD PHA Grants		
3401.1 - Operating Grants	845.00	38,649.06
3401.3 - Capital Grants	4,275.11	37,684.24
Total HUD PHA Grants	5,120.11	76,333.30
Nonrental Income		
Total Nonrental Income	0.00	0.00
Total Operating Income	5,120.11	76,333.30
Operating Expenses		
Administration		
4110 - Administrative Salaries	0.00	19,693.45
4182 - Employee Benefits - Admin	0.00	1,506.55
4190.3 - Admin Service Contracts	845.00	3,845.00
Total Administration	845.00	25,045.00
Ordinary Maint. & Operation		
4420 - Materials	0.00	3,277.79
4430.12 - Miscellaneous Contracts	0.00	10,326.27
Total Ordinary Maint. & Oper	0.00	13,604.06
Depreciation Expense		
4800 - Depreciation - Current Year	2,610.66	2,610.66
Total Depreciation Expense	2,610.66	2,610.66
Total Operating Expenses	3,455.66	41,259.72
Net Income/(Loss)	1,664.45	35,073.58

See Accountants' Compilation Report

Manistee Housing Commission
Capital Fund 501-12

Program ID: MI33P078501-12 **1512**	1 Month Ended December 31, 2016	12 Months Ended December 31, 2016	BUDGET	OVER/UNDER
Administration				
1406 - Operations	$ 0.00	$ 40,000.00	$ 40,000.00	$ 0.00
1408 - Management Improvements	0.00	20,000.00	20,000.00	0.00
1410 - Administration	0.00	20,000.00	20,000.00	0.00
Total Administration	0.00	80,000.00	80,000.00	0.00
A & E				
1430 - A & E Fees	0.00	9,375.91	10,000.00	624.09
1430.99 - A & E Fees - Soft Costs	0.00	3,531.25	0.00	(3,531.25)
Total A & E Fees	0.00	12,907.16	10,000.00	(2,907.16)
Site Acquisition				
Total Site Acquisition	0.00	0.00	0.00	0.00
Site Improvements				
Total Site Improvements	0.00	0.00	0.00	0.00
Dwelling Structures				
1460 - Dwelling Structures	0.00	98,941.84	101,849.00	2,907.16
Total Dwelling Structures	0.00	98,941.84	101,849.00	2,907.16
Dwelling Equipment				
Total Dwelling Equipment	0.00	0.00	0.00	0.00
Nondwelling Structures				
Total Nondwelling Structures	0.00	0.00	0.00	0.00
Nondwelling Equipment				
Total Nondwelling Equip.	0.00	0.00	0.00	0.00
Demolition				
Total Demolition	0.00	0.00	0.00	0.00
Development Activities				
Total Development Activities	0.00	0.00	0.00	0.00
Total Capital Funds Expended	0.00	191,849.00	191,849.00	0.00
1600 - CFP Funding	0.00	191,849.00	191,849.00	0.00
Over/(Under) Funding	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Manistee Housing Commission
Capital Fund 501-13

Program ID: MI33P078501-13 **1513**	1 Month Ended December 31, 2016	12 Months Ended December 31, 2016	BUDGET	OVER/UNDER
Administration				
1406 - Operations	$ 0.00	$ 39,637.40	$ 39,637.40	$ 0.00
1408 - Management Improvements	0.00	17,793.00	20,000.00	2,207.00
1410 - Administration	0.00	19,818.70	19,818.70	0.00
Total Administration	0.00	77,249.10	79,456.10	2,207.00
A & E				
1430 - A & E Fees	0.00	12,785.00	10,543.90	(2,241.10)
Total A & E Fees	0.00	12,785.00	10,543.90	(2,241.10)
Site Acquisition				
Total Site Acquisition	0.00	0.00	0.00	0.00
Site Improvements				
Total Site Improvements	0.00	0.00	0.00	0.00
Dwelling Structures				
1460 - Dwelling Structures	0.00	104,977.85	0.00	(104,977.85)
1460.1 - Equipment Upgrade-Harborview	0.00	0.00	80,179.00	80,179.00
1460.2 - Unit Modernization-HA Wide	0.00	0.00	28,008.00	28,008.00
1460.99 - Dwelling Structures-Soft Costs	0.00	3,175.05	0.00	(3,175.05)
Total Dwelling Structures	0.00	108,152.90	108,187.00	34.10
Dwelling Equipment				
Total Dwelling Equipment	0.00	0.00	0.00	0.00
Nondwelling Structures				
Total Nondwelling Structures	0.00	0.00	0.00	0.00
Nondwelling Equipment				
Total Nondwelling Equip.	0.00	0.00	0.00	0.00
Demolition				
Total Demolition	0.00	0.00	0.00	0.00
Development Activities				
Total Development Activities	0.00	0.00	0.00	0.00
Total Capital Funds Expended	0.00	198,187.00	198,187.00	0.00
1600 - CFP Funding	0.00	198,187.00	198,187.00	0.00
Over/(Under) Funding	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Manistee Housing Commission
Capital Fund 501-14

Program ID: MI33P078501-14 **1514**	1 Month Ended December 31, 2016	CUMULATIVE December 31, 2016	BUDGET	OVER/UNDER
Administration				
1406 - Operations	$ 0.00	$ 34,232.00	$ 34,232.00	$ 0.00
1408 - Management Improvements	0.00	20,000.00	20,000.00	0.00
1410 - Administration	0.00	19,018.00	19,018.00	0.00
Total Administration	0.00	73,250.00	73,250.00	0.00
A & E				
1430 - A & E Fees	0.00	12,170.00	16,750.00	4,580.00
1430.99 - A & E Fees - Soft Costs	0.00	4,580.00	0.00	(4,580.00)
Total A & E Fees	0.00	16,750.00	16,750.00	0.00
Site Acquisition				
Total Site Acquisition	0.00	0.00	0.00	0.00
Site Improvements				
Total Site Improvements	0.00	0.00	0.00	0.00
Dwelling Structures				
1460 - Dwelling Structures	0.00	100,182.00	0.00	(100,182.00)
1460.3 - Roof Replacement-Scattered Sites	0.00	0.00	17,000.00	17,000.00
1460.4 - Boiler Replacement	0.00	0.00	2,500.00	2,500.00
1460.5 - Water Heater Replacements	0.00	0.00	2,500.00	2,500.00
1460.6 - HVAC/Split System - Harborview	0.00	0.00	8,000.00	8,000.00
1460.7 - Air Handler Repair - Harborview	0.00	0.00	15,000.00	15,000.00
1460.8 - Corridor Lighting Replacment - CT	0.00	0.00	55,182.00	55,182.00
Total Dwelling Structures	0.00	100,182.00	100,182.00	0.00
Dwelling Equipment				
Total Dwelling Equipment	0.00	0.00	0.00	0.00
Nondwelling Structures				
Total Nondwelling Structures	0.00	0.00	0.00	0.00
Nondwelling Equipment				
Total Nondwelling Equip.	0.00	0.00	0.00	0.00
Demolition				
Total Demolition	0.00	0.00	0.00	0.00
Development Activities				
Total Development Activities	0.00	0.00	0.00	0.00
Total Capital Funds Expended	0.00	190,182.00	190,182.00	0.00
1600 - CFP Funding	0.00	190,182.00	190,182.00	0.00
Over/(Under) Funding	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Manistee Housing Commission
Capital Fund 501-15

Program ID: MI33P078501-15 **1515**	1 Month Ended December 31, 2016	CUMULATIVE December 31, 2016	BUDGET	OVER/UNDER
Administration				
1406 - Operations	$ 0.00	$ 37,758.00	$ 37,758.00	$ 0.00
1408 - Management Improvements	0.00	20,000.00	20,000.00	0.00
1410 - Administration	0.00	18,879.00	18,879.00	0.00
Total Administration	0.00	76,637.00	76,637.00	0.00
A & E				
1430 - A & E Fees	8,131.85	10,000.00	10,000.00	0.00
Total A & E Fees	8,131.85	10,000.00	10,000.00	0.00
Site Acquisition				
Total Site Acquisition	0.00	0.00	0.00	0.00
Site Improvements				
Total Site Improvements	0.00	0.00	0.00	0.00
Dwelling Structures				
1460 - Dwelling Structures	0.00	87,429.25	102,153.00	14,723.75
1460.99 - Dwelling Structures-Soft Costs	0.00	14,723.75	0.00	(14,723.75)
Total Dwelling Structures	0.00	102,153.00	102,153.00	0.00
Dwelling Equipment				
Total Dwelling Equipment	0.00	0.00	0.00	0.00
Nondwelling Structures				
Total Nondwelling Structures	0.00	0.00	0.00	0.00
Nondwelling Equipment				
Total Nondwelling Equip.	0.00	0.00	0.00	0.00
Demolition				
Total Demolition	0.00	0.00	0.00	0.00
Development Activities				
Total Development Activities	0.00	0.00	0.00	0.00
Total Capital Funds Expended	8,131.85	188,790.00	188,790.00	0.00
1600 - CFP Funding	8,131.85	188,790.00	188,790.00	0.00
Over/(Under) Funding	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Manistee Housing Commission
Capital Fund 501-16

Program ID: MI33P078501-16 **1516**	1 Month Ended December 31, 2016	CUMULATIVE December 31, 2016	BUDGET	OVER/UNDER
Administration				
1406 - Operations	$ 0.00	$ 29,680.00	$ 29,680.00	$ 0.00
1408 - Management Improvements	0.00	16,928.43	21,200.00	4,271.57
1410 - Administration	0.00	21,200.00	21,200.00	0.00
Total Administration	0.00	67,808.43	72,080.00	4,271.57
A & E				
1430 - A & E Fees	5,120.11	5,120.11	15,000.00	9,879.89
Total A & E Fees	5,120.11	5,120.11	15,000.00	9,879.89
Site Acquisition				
Total Site Acquisition	0.00	0.00	0.00	0.00
Site Improvements				
Total Site Improvements	0.00	0.00	0.00	0.00
Dwelling Structures				
1460 - Dwelling Structures	0.00	26,299.70	109,918.00	83,618.30
1460.99 - Dwelling Structures-Soft Costs	0.00	6,785.06	0.00	(6,785.06)
Total Dwelling Structures	0.00	33,084.76	109,918.00	76,833.24
Dwelling Equipment				
Total Dwelling Equipment	0.00	0.00	0.00	0.00
Nondwelling Structures				
Total Nondwelling Structures	0.00	0.00	0.00	0.00
Nondwelling Equipment				
1475 - Nondwelling Equipment	0.00	0.00	15,000.00	15,000.00
Total Nondwelling Equip.	0.00	0.00	15,000.00	15,000.00
Demolition				
Total Demolition	0.00	0.00	0.00	0.00
Development Activities				
Total Development Activities	0.00	0.00	0.00	0.00
Total Capital Funds Expended	5,120.11	106,013.30	211,998.00	105,984.70
1600 - CFP Funding	5,120.11	106,013.30	211,998.00	105,984.70
Over/(Under) Funding	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Date	Reference	T	Account	Description	Amount	Reference Total
12/01/16	8128	V	10012131	Byline Bank	2,392.35	
12/01/16	8128	V	10014580	Byline Bank	6,049.84	
12/01/16	8128	V	10017510	Byline Bank	2,392.35	
12/01/16	8128	V	10017590	Byline Bank	(2,392.35)	8,442.19
12/01/16	8129		10014221	[redacted]	200.00	200.00
12/01/16	8130	V	10014221	[redacted]	100.00	100.00
12/01/16	8131	V	10014221	[redacted]	200.00	200.00
12/01/16	8132	V	10014221	[redacted]	200.00	200.00
12/01/16	8133		10014221	[redacted]	100.00	100.00
12/01/16	8134	V	10014190.3	The Nelrod Company	199.00	199.00
12/01/16	8135	V	10011690	Void Check	0.00	
12/01/16	8136	V	10011690	Void Check	0.00	
12/07/16	8137	V	10014510	AmTrust North America Inc	723.00	723.00
12/07/16	8138	V	10014185	AT & T	685.09	685.09
12/07/16	8139	V	10014185	AT & T Mobility	1,168.90	1,168.90
12/07/16	8140	V	10014420	Blarney Castle Fleet Program	150.95	150.95
12/07/16	8141		10014420	Cadillac Plbg. & Htg. Supply Co., Inc.	21.73	21.73
12/07/16	8142	V	10014185	Charter Business	123.19	
12/07/16	8142	V	10014230	Charter Business	5,104.81	5,228.00
12/07/16	8143	V	10014320	Consumers Energy	2,110.81	2,110.81
12/07/16	8144		10011122	Consumers Energy	90.00	90.00
12/07/16	8145	V	10014430.12	Crystal Lock & Supply	1,059.50	1,059.50
12/07/16	8146	V	10014330	DTE Energy	1,559.68	1,559.68
12/07/16	8147	V	10014420	Fastenal Company	846.31	846.31
12/07/16	8148	V	10014190.3	Housing Data Systems	200.00	200.00
12/07/16	8149	V	10014170	H.A.A.S., Inc.	686.88	686.88
12/07/16	8150	V	10014190.3	Kushner & Company	50.00	50.00
12/07/16	8151	V	10014430.01	Manistee Landfill	74.43	74.43
12/07/16	8152	V	10014190.5	McCardel Water Conditioning	38.00	
12/07/16	8152	V	10014420	McCardel Water Conditioning	226.60	264.60
12/07/16	8153	V	10014190.5	The Pioneer Group	588.60	588.60
12/07/16	8154		10012114	[redacted]	41.82	41.82
12/07/16	8155	V	10014430.04	Schindler Elevator Corp.	596.34	596.34
12/07/16	8156	V	10014430.07	Top Line Electric	813.96	813.96

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Date	Reference	T	Account	Description	Amount	Reference Total
12/13/16	8157		10011129.3	West Shore Bank	1,457.00	
12/13/16	8157		10012119	West Shore Bank	1,350.00	
12/13/16	8157		10014110	West Shore Bank	(850.00)	
12/13/16	8157		10014410	West Shore Bank	(500.00)	
12/13/16	8157		20012119.3	West Shore Bank	(1,457.00)	
12/13/16	8157		20014190.5	West Shore Bank	1,457.00	1,457.00
12/13/16	8158		10014150	Monica Otis	186.21	186.21
12/15/16	8159		10014140	Reno Housing Authority	550.00	550.00
12/20/16	8160	V	10014430.01	Allied Waste Services	1,378.70	1,378.70
12/20/16	8161	V	10014185	AT & T Long Distance	164.12	164.12
12/20/16	8162	V	10014420	Blarney Castle Fleet Program	182.34	182.34
12/20/16	8163	V	10014320	Consumers Energy	105.86	105.86
12/20/16	8164		10011122	Consumers Energy	235.00	235.00
12/20/16	8165		10014430.02	Custom Sheet Metal & Heating	1,078.41	1,078.41
12/20/16	8166		10012114	[redacted]	87.50	87.50
12/20/16	8167	V	10014330	DTE Energy	876.85	876.85
12/20/16	8168		10014190.5	Equifax	93.10	93.10
12/20/16	8169		10014430.08	Forbes Sanitation & Excavation Inc.	200.00	200.00
12/20/16	8170	V	10011290	Ford Credit	481.03	481.03
12/20/16	8171	V	10014430.09	Griffin Pest Solutions	2,091.00	2,091.00
12/20/16	8172	V	10014420	Haglund's Floor Covering	36.85	36.85
12/20/16	8173		10164190.3	HAPA	845.00	
12/20/16	8173		15161430	HAPA	845.00	
12/20/16	8173		15169800	HAPA	(845.00)	845.00
12/20/16	8174	V	10014420	HD Supply Facilities Mtce	407.10	407.10
12/20/16	8175		10014420	Kevin Helminiak	100.00	100.00
12/20/16	8176	V	10014430.01	Manistee Landfill	177.97	177.97
12/20/16	8177		10014430.12	Manistee Tire Service	638.00	638.00
12/20/16	8178		10011290	MiDeal	180.00	180.00
12/20/16	8179	V	10014130	Mika Meyers Beckett & Jones PLC	2,023.35	2,023.35
12/20/16	8180	V	10014190.3	Next IT	2,108.79	2,108.79
12/20/16	8181	V	10014190.5	The PI Company	121.05	121.05
12/20/16	8182	V	10014190.3	Pitney Bowes	405.96	405.96
12/20/16	8183	V	10014190.4	Staples	496.06	496.06
12/20/16	8184	V	10011290	Sun Life Financial	598.55	598.55

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Date	Reference	T	Account	Description	Amount	Reference Total
12/20/16	8185		10014430.07	TKS Security	200.00	200.00
12/20/16	8186		10014420	Top Line Electric LLC	299.24	299.24
12/20/16	8187	V	10014420	Wahr Hardware	116.31	116.31
12/20/16	8188		10014171	Zenk & Associates, P.C.	8,750.00	8,750.00
12/27/16	8189	V	10014190.3	CDM Mobile Shredding, Inc	45.00	45.00
12/27/16	8190		10014190.5	PNC Bank	875.55	875.55
12/27/16	8191	V	10011290	Principal Financial Group	1,264.04	1,264.04
12/27/16	8192		10014190.3	U.S. Bank Equipment Finance	614.78	614.78
12/27/16	8193	V	10011290	VSP	233.75	233.75
12/31/16	MI078		10011111.2	Checks 8128 - 8193	(56,106.26)	(56,106.26)
					Transaction Balance	0.00

Total Debits 62,150.61 Total Credits 62,150.61 A/C Hash Total 821544774.240

Number of Transactions 79

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Date	Reference	T	Account	Description	Amount	Reference Total
12/31/16	191		10011111.2	December Cash Receipts	49,858.61	
12/31/16	191		10011122	December TAR Collections	(45,966.34)	
12/31/16	191		10011122.1	December Bad Debt Collections	(304.84)	
12/31/16	191		10011129.3	Interfund Reimbursement - DVG	(1,457.00)	
12/31/16	191		10012114	December Security Deposit Collections	(1,187.00)	
12/31/16	191		10013690.4	Laundry Income	(943.43)	
12/31/16	192		10011111.2	Operating Subsidy	42,658.00	
12/31/16	192		10013401.2	Operating Subsidy	(42,658.00)	
12/31/16	193		10011111.2	Sweep Interest	82.13	
12/31/16	193		10011111.2	NOW Interest	0.21	
12/31/16	193		10011111.3	HRA Interest	0.48	
12/31/16	193		10011111.4	MM Savings Interest	4.39	
12/31/16	193		10013610	Interest Income	(87.21)	
				Transaction Balance		0.00

Total Debits 92,603.82 Total Credits 92,603.82 A/C Hash Total 130152856.500

Number of Transactions 13

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICIPANTS REDACTED

Date	Reference	T	Account	Description	Amount	Reference Total
12/31/16	394		10011111.2	To record charges to tenants per Dec 2016 Statement of Operations.	(232.00)	
12/31/16	394		10011122	To record charges to tenants per Dec 2016 Statement of Operations.	50,260.52	
12/31/16	394		10013110	To record charges to tenants per Dec 2016 Statement of Operations.	(41,415.00)	
12/31/16	394		10013120	To record charges to tenants per Dec 2016 Statement of Operations.	(726.50)	
12/31/16	394		10013689	To record charges to tenants per Dec 2016 Statement of Operations.	(4,507.00)	
12/31/16	394		10013690	To record charges to tenants per Dec 2016 Statement of Operations.	(3,380.02)	
12/31/16	395		10011122	To record transfers of security deposits to A/R per Dec 2016 Statement of Operations.	(604.68)	
12/31/16	395		10012114	To record transfers of security deposits to A/R per Dec 2016 Statement of Operations.	604.68	
12/31/16	396		10011122	To defer tenants prepaid rent @ FYE 12/31/2016.	6,199.88	
12/31/16	396		10012240	To defer tenants prepaid rent @ FYE 12/31/2016.	(6,199.88)	
12/31/16	397		10011122.1	To adjust allowance for doubtful accounts @ FYE 12/31/2016.	8,715.07	
12/31/16	397		10014570	To adjust allowance for doubtful accounts @ FYE 12/31/2016.	(8,715.07)	
12/31/16	398		10011111.2	To void stale checks per Board Resolution #2016-17 dated 12/13/2016.	428.07	
12/31/16	398		10013690	To void stale checks per Board Resolution #2016-17 dated 12/13/2016.	(428.07)	
12/31/16	399		10011122	To write off doubtful accounts per Board Resolution dated 12/31/2016.	(11,065.58)	
12/31/16	399		10014570	To write off doubtful accounts per Board Resolution dated 12/31/2016.	11,065.58	
12/31/16	400		10011111.2	To record MERS PURCHASE per Dec 2016 bank statement.	(1,844.49)	
12/31/16	400		10012117.5	To record MERS PURCHASE per Dec 2016 bank statement.	1,844.49	
12/31/16	401		10011111.2	To record SHWF for payment of health insurance per Dec 2016 bank statement.	(8,482.58)	
12/31/16	401		10012117.4	To record SHWF for payment of health insurance per Dec 2016 bank statement.	1,193.10	
12/31/16	401		10014182	To record SHWF for payment of health insurance per Dec 2016 bank statement.	3,358.82	
12/31/16	401		10014433	To record SHWF for payment of health insurance per Dec 2016 bank statement.	3,930.66	
12/31/16	402		10011111.2	To record MyPay transactions per Dec 2016 bank statements & payroll reports.	(19,120.79)	
12/31/16	402		10012117.12	To record MyPay transactions per Dec 2016 bank statements & payroll reports.	(394.54)	
12/31/16	402		10012117.4	To record MyPay transactions per Dec 2016 bank statements & payroll reports.	(1,193.10)	
12/31/16	402		10012117.5	To record MyPay transactions per Dec 2016 bank statements & payroll reports.	(1,217.26)	
12/31/16	402		10012117.6	To record MyPay transactions per Dec		

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Date	Reference	T	Account	Description	Amount	Reference Total
				2016 bank statements & payroll reports.	(3.00)	
12/31/16	402		10012117.9	To record MyPay transactions per Dec 2016 bank statements & payroll reports.	(122.17)	
12/31/16	402		10012119	To record MyPay transactions per Dec 2016 bank statements & payroll reports.	(1,350.00)	
12/31/16	402		10014110	To record MyPay transactions per Dec 2016 bank statements & payroll reports.	13,485.78	
12/31/16	402		10014182	To record MyPay transactions per Dec 2016 bank statements & payroll reports.	968.04	
12/31/16	402		10014190.3	To record MyPay transactions per Dec 2016 bank statements & payroll reports.	108.80	
12/31/16	402		10014410	To record MyPay transactions per Dec 2016 bank statements & payroll reports.	8,263.89	
12/31/16	402		10014433	To record MyPay transactions per Dec 2016 bank statements & payroll reports.	574.35	
12/31/16	403		10012111	To reverse accounts payable recorded @ FYE 12/31/2015.	36,369.93	
12/31/16	403		10014130	To reverse accounts payable recorded @ FYE 12/31/2015.	(3,991.57)	
12/31/16	403		10014170	To reverse accounts payable recorded @ FYE 12/31/2015.	(686.88)	
12/31/16	403		10014185	To reverse accounts payable recorded @ FYE 12/31/2015.	(1,414.72)	
12/31/16	403		10014190.3	To reverse accounts payable recorded @ FYE 12/31/2015.	(924.42)	
12/31/16	403		10014190.4	To reverse accounts payable recorded @ FYE 12/31/2015.	(698.33)	
12/31/16	403		10014190.5	To reverse accounts payable recorded @ FYE 12/31/2015.	(418.88)	
12/31/16	403		10014310	To reverse accounts payable recorded @ FYE 12/31/2015.	(4,553.47)	
12/31/16	403		10014320	To reverse accounts payable recorded @ FYE 12/31/2015.	(8,189.73)	
12/31/16	403		10014330	To reverse accounts payable recorded @ FYE 12/31/2015.	(3,014.54)	
12/31/16	403		10014420	To reverse accounts payable recorded @ FYE 12/31/2015.	(4,990.48)	
12/31/16	403		10014430.01	To reverse accounts payable recorded @ FYE 12/31/2015.	(1,272.49)	
12/31/16	403		10014430.02	To reverse accounts payable recorded @ FYE 12/31/2015.	(278.68)	
12/31/16	403		10014430.04	To reverse accounts payable recorded @ FYE 12/31/2015.	(526.85)	
12/31/16	403		10014430.06	To reverse accounts payable recorded @ FYE 12/31/2015.	(1,370.00)	
12/31/16	403		10014430.07	To reverse accounts payable recorded @ FYE 12/31/2015.	(162.10)	
12/31/16	403		10014430.08	To reverse accounts payable recorded @ FYE 12/31/2015.	(687.41)	
12/31/16	403		10014430.12	To reverse accounts payable recorded @ FYE 12/31/2015.	(3,189.38)	
12/31/16	404		10012135	To reverse wages & related payroll benefits accrued @ FYE 12/31/2015.	4,697.21	
12/31/16	404		10014110	To reverse wages & related payroll benefits accrued @ FYE 12/31/2015.	(2,595.41)	
12/31/16	404		10014182	To reverse wages & related payroll benefits accrued @ FYE 12/31/2015.	(198.55)	
12/31/16	404		10014410	To reverse wages & related payroll benefits accrued @ FYE 12/31/2015.	(1,768.00)	
12/31/16	404		10014433	To reverse wages & related payroll benefits accrued @ FYE 12/31/2015.	(135.25)	

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTICIPANTS REDACTED

Date	Reference	T	Account	Description	Amount	Reference Total
12/31/16	405		10012135	To accrue wages & related payroll benefits @ FYE 12/31/2016.	(5,336.86)	
12/31/16	405		10014110	To accrue wages & related payroll benefits @ FYE 12/31/2016.	3,180.00	
12/31/16	405		10014182	To accrue wages & related payroll benefits @ FYE 12/31/2016.	243.27	
12/31/16	405		10014410	To accrue wages & related payroll benefits @ FYE 12/31/2016.	1,777.60	
12/31/16	405		10014433	To accrue wages & related payroll benefits @ FYE 12/31/2016.	135.99	
12/31/16	406		10012135.1	To adjust accrued compensated absences @ FYE 12/31/2016.	(5,941.07)	
12/31/16	406		10012135.3	To adjust accrued compensated absences @ FYE 12/31/2016.	4,801.29	
12/31/16	406		10014550	To adjust accrued compensated absences @ FYE 12/31/2016.	1,139.78	
12/31/16	407		10012131	To adjust EPC loan liability @ FYE 12/31/2016.	(31,244.73)	
12/31/16	407		10012132	To adjust EPC loan liability @ FYE 12/31/2016.	31,244.73	
12/31/16	408		10011111.2	To void checks 7468, 7727 & 8154 per CMHC.	207.63	
12/31/16	408		10013690	To void checks 7468, 7727 & 8154 per CMHC.	(207.63)	
12/31/16	409		10011400	To close completed CFP work items to proper fixed asset accounts.	(483,685.65)	
12/31/16	409		10011400.71	To close completed CFP work items to proper fixed asset accounts.	468,303.89	
12/31/16	409		10011400.9	To close completed CFP work items to proper fixed asset accounts.	15,381.76	
12/31/16	410		10011400.95	To adjust accumulated depreciation to actual @ FYE 12/31/2016.	(19,487.33)	
12/31/16	410		10014800	To adjust accumulated depreciation to actual @ FYE 12/31/2016.	(8,612.85)	
12/31/16	410		10114800	To adjust accumulated depreciation to actual @ FYE 12/31/2016.	7,339.53	
12/31/16	410		10124800	To adjust accumulated depreciation to actual @ FYE 12/31/2016.	3,712.41	
12/31/16	410		10134800	To adjust accumulated depreciation to actual @ FYE 12/31/2016.	5,337.85	
12/31/16	410		10144800	To adjust accumulated depreciation to actual @ FYE 12/31/2016.	5,947.67	
12/31/16	410		10154800	To adjust accumulated depreciation to actual @ FYE 12/31/2016.	3,152.06	
12/31/16	410		10164800	To adjust accumulated depreciation to actual @ FYE 12/31/2016.	2,610.66	
12/31/16	411		10011400	To record accounts payable @ FYE 12/31/2016.	12,406.96	
12/31/16	411		10012111	To record accounts payable @ FYE 12/31/2016.	(42,416.28)	
12/31/16	411		10014130	To record accounts payable @ FYE 12/31/2016.	1,855.60	
12/31/16	411		10014170	To record accounts payable @ FYE 12/31/2016.	686.88	
12/31/16	411		10014185	To record accounts payable @ FYE 12/31/2016.	1,617.38	

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Date	Reference	T	Account	Description	Amount	Reference Total
12/31/16	411		10014190.3	To record accounts payable @ FYE 12/31/2016.	1,623.89	
12/31/16	411		10014190.5	To record accounts payable @ FYE 12/31/2016.	152.15	
12/31/16	411		10014310	To record accounts payable @ FYE 12/31/2016.	4,868.62	
12/31/16	411		10014320	To record accounts payable @ FYE 12/31/2016.	8,728.59	
12/31/16	411		10014330	To record accounts payable @ FYE 12/31/2016.	4,375.18	
12/31/16	411		10014420	To record accounts payable @ FYE 12/31/2016.	1,794.96	
12/31/16	411		10014430.01	To record accounts payable @ FYE 12/31/2016.	1,403.87	
12/31/16	411		10014430.02	To record accounts payable @ FYE 12/31/2016.	174.00	
12/31/16	411		10014430.08	To record accounts payable @ FYE 12/31/2016.	150.00	
12/31/16	411		10014430.09	To record accounts payable @ FYE 12/31/2016.	1,847.00	
12/31/16	411		10014430.11	To record accounts payable @ FYE 12/31/2016.	656.20	
12/31/16	411		10014430.12	To record accounts payable @ FYE 12/31/2016.	75.00	
12/31/16	411		15151430	To record accounts payable @ FYE 12/31/2016.	8,131.85	
12/31/16	411		15159800	To record accounts payable @ FYE 12/31/2016.	(8,131.85)	
12/31/16	411		15161430	To record accounts payable @ FYE 12/31/2016.	4,275.11	
12/31/16	411		15169800	To record accounts payable @ FYE 12/31/2016.	(4,275.11)	
12/31/16	412		10012806	To adjust equity per GASB 34 @ FYE 12/31/2016.	110,679.80	
12/31/16	412		10012806.1	To adjust equity per GASB 34 @ FYE 12/31/2016.	(110,679.80)	
12/31/16	412		10012820	To adjust equity per GASB 34 @ FYE 12/31/2016.	61,221.27	
12/31/16	412		10012820.1	To adjust equity per GASB 34 @ FYE 12/31/2016.	(61,221.27)	
12/31/16	413		10011125	To record CFP receivables @ FYE 12/31/2016.	13,251.96	
12/31/16	413		10153401.3	To record CFP receivables @ FYE 12/31/2016.	(8,131.85)	
12/31/16	413		10163401.1	To record CFP receivables @ FYE 12/31/2016.	(845.00)	
12/31/16	413		10163401.3	To record CFP receivables @ FYE 12/31/2016.	(4,275.11)	
12/31/16	413		15151600	To record CFP receivables @ FYE 12/31/2016.	8,131.85	
12/31/16	413		15151699	To record CFP receivables @ FYE 12/31/2016.	(8,131.85)	
12/31/16	413		15161600	To record CFP receivables @ FYE 12/31/2016.	5,120.11	
12/31/16	413		15161699	To record CFP receivables @ FYE 12/31/2016.	(5,120.11)	
12/31/16	414		10012137	To adjust PILOT @ FYE 12/31/2016.	6,612.86	
12/31/16	414		10014520	To adjust PILOT @ FYE 12/31/2016.	(6,612.86)	
12/31/16	415		10011129	To record receivable from DVG for		

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PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Date	Reference	T	Account	Description	Amount	Reference Total
				remaining 2016 management fee.	6,000.00	
12/31/16	415		10013690.7	To record receivable from DVG for remaining 2016 management fee.	(6,000.00)	
12/31/16	416		10012138	To record pension expense per GASB 68.	(25,160.00)	
12/31/16	416		10014182	To record pension expense per GASB 68.	16,354.00	
12/31/16	416		10014433	To record pension expense per GASB 68.	8,806.00	
12/31/16	417		10011701	To record investment returns per GASB 68.	35,181.00	
12/31/16	417		10012138	To record investment returns per GASB 68.	(35,181.00)	
12/31/16	418		10011700	To reclassify Net Pension Asset per GASB 68.	(52,763.00)	
12/31/16	418		10012138	To reclassify Net Pension Asset per GASB 68.	52,763.00	
12/31/16	A1	S	10019998	To record unit months for PUM calculation.	214.00	
12/31/16	A1	S	10019999	To record unit months for PUM calculation.	(214.00)	
12/31/16	A2	S	10012137	To record estimated monthly PILOT expense.	(3,290.00)	
12/31/16	A2	S	10014520	To record estimated monthly PILOT expense.	3,290.00	
12/31/16	A3	S	10011400.95	To record estimated monthly depreciation expense.	(22,370.00)	
12/31/16	A3	S	10014800	To record estimated monthly depreciation expense.	22,370.00	
12/31/16	RT1	S	10019996	To record actual units leased for REAC reporting purposes.	207.00	
12/31/16	RT1	S	10019997	To record actual units leased for REAC reporting purposes.	(207.00)	
12/31/16	RT2	S	10011211	To record monthly insurance write off.	(6,042.34)	
12/31/16	RT2	S	10014510	To record monthly insurance write off.	6,042.34	
					Transaction Balance	0.00

Total Debits 1,117,653.42 Total Credits 1,117,653.42 A/C Hash Total 1384158477.360

Number of Transactions 134

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Date	Reference	T	Account	Description	Amount	Reference Total
12/14/16	13134	V	10011111.3	CMHC - West Shore FSA	197.31	197.31
12/14/16	13135	V	10012117.9	United Steel Workers	59.12	59.12
12/14/16	13136	V	10012117.6	United Steel Workers	3.00	3.00
12/28/16	13137	V	10011111.3	CMHC - West Shore FSA	197.23	197.23
12/28/16	13138	V	10012117.9	United Steel Workers	63.05	63.05
12/31/16	MI078		10011111.2	Dec 2016 Payroll Disbursements	(519.71)	(519.71)
					Transaction Balance	0.00

Total Debits 519.71 Total Credits 519.71 A/C Hash Total 60069687.200

Number of Transactions 6

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10011111.2	**NOW Account**			358,191.82		
12/31/16	191		December Cash Receipts		49,858.61	
12/31/16	192		Operating Subsidy		42,658.00	
12/31/16	193		NOW Interest		0.21	
12/31/16	193		Sweep Interest		82.13	
12/31/16	394		To record charges to tenants per Dec 2016 Statement of Operations.		(232.00)	
12/31/16	398		To void stale checks per Board Resolution #2016-17 dated 12/13/2016.		428.07	
12/31/16	400		To record MERS PURCHASE per Dec 2016 bank statement.		(1,844.49)	
12/31/16	401		To record SHWF for payment of health insurance per Dec 2016 bank statement.		(8,482.58)	
12/31/16	402		To record MyPay transactions per Dec 2016 bank statements & payroll reports.		(19,120.79)	
12/31/16	408		To void checks 7468, 7727 & 8154 per CMHC.		207.63	
12/31/16	MI078		Checks 8128 - 8193		(56,106.26)	
12/31/16	MI078		Dec 2016 Payroll Disbursements		(519.71)	
					6,928.82	365,120.64
10011111.3	**HRA Account**			11,435.17		
12/31/16	193		HRA Interest		0.48	
12/14/16	13134	V	CMHC - West Shore FSA		197.31	
12/28/16	13137	V	CMHC - West Shore FSA		197.23	
					395.02	11,830.19
10011111.4	**Money Market Savings**			51,769.48		
12/31/16	193		MM Savings Interest		4.39	
					4.39	51,773.87
10011117	**Petty Cash Fund**			250.00		
					0.00	250.00
10011118	**Change Fund**			50.00		
					0.00	50.00
10011122	**Tenants Accounts Receivable**			15,931.79		
12/31/16	191		December TAR Collections		(45,966.34)	
12/31/16	394		To record charges to tenants per Dec 2016 Statement of Operations.		50,260.52	
12/31/16	395		To record transfers of security deposits to A/R per Dec 2016 Statement of Operations.		(604.68)	
12/31/16	396		To defer tenants prepaid rent @ FYE 12/31/2016.		6,199.88	
12/31/16	399		To write off doubtful accounts per Board Resolution dated 12/31/2016.		(11,065.58)	
12/07/16	8144		Consumers Energy		90.00	
12/20/16	8164		Consumers Energy		235.00	
					(851.20)	15,080.59
10011122.1	**Allowance for Doubtful Accounts**			(10,790.00)		
12/31/16	191		December Bad Debt Collections		(304.84)	
12/31/16	397		To adjust allowance for doubtful accounts @ FYE 12/31/2016.		8,715.07	
					8,410.23	(2,379.77)

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10011125			**Accounts Receivable - HUD**	0.00		
12/31/16	413		To record CFP receivables @ FYE 12/31/2016.		13,251.96	
					13,251.96	13,251.96
10011129			**Accounts Receivable-Other**	1,413.04		
12/31/16	415		To record receivable from DVG for remaining 2016 management fee.		6,000.00	
					6,000.00	7,413.04
10011129.3			**Accounts Receivable - DVG**	0.00		
12/31/16	191		Interfund Reimbursement - DVG		(1,457.00)	
12/13/16	8157		West Shore Bank		1,457.00	
					0.00	0.00
10011211			**Prepaid Insurance**	22,339.90		
12/31/16	RT2	S	To record monthly insurance write off.		(6,042.34)	
					(6,042.34)	16,297.56
10011290			**Other Prepaid Expenses**	0.00		
12/20/16	8170	V	Ford Credit		481.03	
12/20/16	8178		MiDeal		180.00	
12/20/16	8184	V	Sun Life Financial		598.55	
12/27/16	8191	V	Principal Financial Group		1,264.04	
12/27/16	8193	V	VSP		233.75	
					2,757.37	2,757.37
10011400			**Construction in Progress-CFP**	471,278.69		
12/31/16	409		To close completed CFP work items to proper fixed asset accounts.		(483,685.65)	
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		12,406.96	
					(471,278.69)	0.00
10011400.6			**Land**	360,271.62		
					0.00	360,271.62
10011400.61			**Land Improvements**	89,807.07		
					0.00	89,807.07
10011400.7			**Buildings**	4,657,515.77		
					0.00	4,657,515.77
10011400.71			**Building Improvements**	4,889,790.32		
12/31/16	409		To close completed CFP work items to proper fixed asset accounts.		468,303.89	
					468,303.89	5,358,094.21
10011400.72			**Non-dwelling Structures**	7,050.00		
					0.00	7,050.00

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10011400.8	**Furn., Equip., Mach.-Dwellings**			253,131.90		
					0.00	253,131.90
10011400.9	**Furn., Equip., Mach.-Admin**			538,204.76		
12/31/16	409		To close completed CFP work items to proper fixed asset accounts.		15,381.76	
					15,381.76	553,586.52
10011400.95	**Accumulated Depreciation-ALL**			(8,134,358.23)		
12/31/16	410		To adjust accumulated depreciation to actual @ FYE 12/31/2016.		(19,487.33)	
12/31/16	A3	S	To record estimated monthly depreciation expense.		(22,370.00)	
					(41,857.33)	(8,176,215.56)
10011690	**Undistributed Debits**			0.00		
12/01/16	8135	V	Void Check		0.00	
12/01/16	8136	V	Void Check		0.00	
					0.00	0.00
10011700	**Net Pension Asset**			52,763.00		
12/31/16	418		To reclassify Net Pension Asset per GASB 68.		(52,763.00)	
					(52,763.00)	0.00
10011701	**Deferred Outflows**			8,476.00		
12/31/16	417		To record investment returns per GASB 68.		35,181.00	
					35,181.00	43,657.00
10012111	**Vendors and Contractors**			(36,369.93)		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		36,369.93	
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		(42,416.28)	
					(6,046.35)	(42,416.28)
10012114	**Tenant Security Deposits**			(47,051.00)		
12/31/16	191		December Security Deposit Collections		(1,187.00)	
12/31/16	395		To record transfers of security deposits to A/R per Dec 2016 Statement of Operations.		604.68	
12/07/16	8154		[redacted]		41.82	
12/20/16	8166		[redacted]		87.50	
					(453.00)	(47,504.00)
10012117.12	**FSA Withheld**			(1,336.44)		
12/31/16	402		To record MyPay transactions per Dec 2016 bank statements & payroll reports.		(394.54)	
					(394.54)	(1,730.98)
10012117.4	**125 Medical Withheld**			0.00		
12/31/16	401		To record SHWF for payment of health insurance per Dec 2016 bank statement.		1,193.10	
12/31/16	402		To record MyPay transactions per Dec 2016 bank statements & payroll reports.		(1,193.10)	
					0.00	0.00

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10012117.5	**Pension Withheld**			(1,844.49)		
12/31/16	400		To record MERS PURCHASE per Dec 2016 bank statement.		1,844.49	
12/31/16	402		To record MyPay transactions per Dec 2016 bank statements & payroll reports.		(1,217.26)	
					627.23	(1,217.26)
10012117.6	**PAC Withheld**			0.00		
12/31/16	402		To record MyPay transactions per Dec 2016 bank statements & payroll reports.		(3.00)	
12/14/16	13136	V	United Steel Workers		3.00	
					0.00	0.00
10012117.9	**Union Dues Withheld**			0.00		
12/31/16	402		To record MyPay transactions per Dec 2016 bank statements & payroll reports.		(122.17)	
12/14/16	13135	V	United Steel Workers		59.12	
12/28/16	13138	V	United Steel Workers		63.05	
					0.00	0.00
10012119	**Accounts Payable - Other**			0.00		
12/31/16	402		To record MyPay transactions per Dec 2016 bank statements & payroll reports.		(1,350.00)	
12/13/16	8157		West Shore Bank		1,350.00	
					0.00	0.00
10012119.2	**Interfund Payble - DVG**			(1,935.90)		
					0.00	(1,935.90)
10012131	**EPC Loan - Current**			(2,392.35)		
12/31/16	407		To adjust EPC loan liability @ FYE 12/31/2016.		(31,244.73)	
12/01/16	8128	V	Byline Bank		2,392.35	
					(28,852.38)	(31,244.73)
10012132	**EPC Loan - Noncurrent**			(1,132,372.47)		
12/31/16	407		To adjust EPC loan liability @ FYE 12/31/2016.		31,244.73	
					31,244.73	(1,101,127.74)
10012133	**Capital Lease - 2016 F250 - Current**			(4,609.75)		
					0.00	(4,609.75)
10012135	**Accrued Salaries and Wages**			(4,697.21)		
12/31/16	404		To reverse wages & related payroll benefits accrued @ FYE 12/31/2015.		4,697.21	
12/31/16	405		To accrue wages & related payroll benefits @ FYE 12/31/2016.		(5,336.86)	
					(639.65)	(5,336.86)
10012135.1	**Accrued Comp. Absences-Current**			(14,890.75)		
12/31/16	406		To adjust accrued compensated absences @ FYE 12/31/2016.		(5,941.07)	
					(5,941.07)	(20,831.82)

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10012135.3	**Accrued Comp. Absences-Non Current**			(11,798.08)		
12/31/16	406		To adjust accrued compensated absences @ FYE 12/31/2016.		4,801.29	
					4,801.29	(6,996.79)
10012137	**Payments in Lieu of Taxes**			(36,190.00)		
12/31/16	414		To adjust PILOT @ FYE 12/31/2016.		6,612.86	
12/31/16	A2	S	To record estimated monthly PILOT expense.		(3,290.00)	
					3,322.86	(32,867.14)
10012138	**Net Pension Liability**			0.00		
12/31/16	416		To record pension expense per GASB 68.		(25,160.00)	
12/31/16	417		To record investment returns per GASB 68.		(35,181.00)	
12/31/16	418		To reclassify Net Pension Asset per GASB 68.		52,763.00	
					(7,578.00)	(7,578.00)
10012139	**Capital Lease - 2016 F250 - Non Current**			(17,020.14)		
					0.00	(17,020.14)
10012240	**Tenants Prepaid Rent**			0.00		
12/31/16	396		To defer tenants prepaid rent @ FYE 12/31/2016.		(6,199.88)	
					(6,199.88)	(6,199.88)
10012806	**Unrestricted Net Position**			(411,708.81)		
12/31/16	412		To adjust equity per GASB 34 @ FYE 12/31/2016.		110,679.80	
					110,679.80	(301,029.01)
10012806.1	**Invested in Capital Assets**			(1,838,559.37)		
12/31/16	412		To adjust equity per GASB 34 @ FYE 12/31/2016.		(110,679.80)	
					(110,679.80)	(1,949,239.17)
10012820	**HUD Operating Reserve - Memo**			(411,708.81)		
12/31/16	412		To adjust equity per GASB 34 @ FYE 12/31/2016.		61,221.27	
					61,221.27	(350,487.54)
10012820.1	**HUD Operating Reserve-Contra**			411,708.81		
12/31/16	412		To adjust equity per GASB 34 @ FYE 12/31/2016.		(61,221.27)	
					(61,221.27)	350,487.54
10013110	**Dwelling Rental**			(482,567.00)		
12/31/16	394		To record charges to tenants per Dec 2016 Statement of Operations.		(41,415.00)	
					(41,415.00)	(523,982.00)
10013120	**Excess Utilities**			(8,469.51)		
12/31/16	394		To record charges to tenants per Dec 2016 Statement of Operations.		(726.50)	
					(726.50)	(9,196.01)
10013401.1	**Operating Grants**			(29,680.00)		

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10013401.1	**Operating Grants (cont.)**					
					0.00	(29,680.00)
10013401.2	**Operating Subsidy**			(435,428.00)		
12/31/16	192		Operating Subsidy		(42,658.00)	
					(42,658.00)	(478,086.00)
10013610	**Interest Income-Gen. Fund**			(999.84)		
12/31/16	193		Interest Income		(87.21)	
					(87.21)	(1,087.05)
10013689	**Tenant Income - Cable TV**			(42,653.00)		
12/31/16	394		To record charges to tenants per Dec 2016 Statement of Operations.		(4,507.00)	
					(4,507.00)	(47,160.00)
10013690	**Tenant Income**			(31,792.58)		
12/31/16	394		To record charges to tenants per Dec 2016 Statement of Operations.		(3,380.02)	
12/31/16	398		To void stale checks per Board Resolution #2016-17 dated 12/13/2016.		(428.07)	
12/31/16	408		To void checks 7468, 7727 & 8154 per CMHC.		(207.63)	
					(4,015.72)	(35,808.30)
10013690.1	**Non-Tenant Income**			(1,959.89)		
					0.00	(1,959.89)
10013690.2	**Gain/Loss-Sale of Fixed Assets**			(8,455.00)		
					0.00	(8,455.00)
10013690.3	**Gain/(Loss)-Disposal of Fixed Assets**			2,329.41		
					0.00	2,329.41
10013690.4	**Laundry Income**			(9,765.06)		
12/31/16	191		Laundry Income		(943.43)	
					(943.43)	(10,708.49)
10013690.6	**Fraud Recovery Revenue**			(203.40)		
					0.00	(203.40)
10013690.7	**Management Fee - DVG**			(3,000.00)		
12/31/16	415		To record receivable from DVG for remaining 2016 management fee.		(6,000.00)	
					(6,000.00)	(9,000.00)
10014110	**Administrative Salaries**			142,039.95		
12/31/16	402		To record MyPay transactions per Dec 2016 bank statements & payroll reports.		13,485.78	
12/31/16	404		To reverse wages & related payroll benefits accrued @ FYE			

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10014110	**Administrative Salaries (cont.)**					
			12/31/2015.		(2,595.41)	
12/31/16	405		To accrue wages & related payroll benefits @ FYE 12/31/2016.		3,180.00	
12/13/16	8157		West Shore Bank		(850.00)	
					13,220.37	155,260.32
10014111	**Admin Wage-Contracted**			1,417.50		
					0.00	1,417.50
10014130	**Legal Expense**			16,759.10		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(3,991.57)	
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		1,855.60	
12/20/16	8179	V	Mika Meyers Beckett & Jones PLC		2,023.35	
					(112.62)	16,646.48
10014140	**Staff Training**			1,147.00		
12/15/16	8159		Reno Housing Authority		550.00	
					550.00	1,697.00
10014150	**Travel Expense**			1,065.93		
12/13/16	8158		Monica Otis		186.21	
					186.21	1,252.14
10014170	**Accounting Fees**			8,775.18		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(686.88)	
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		686.88	
12/07/16	8149	V	H.A.A.S., Inc.		686.88	
					686.88	9,462.06
10014171	**Auditing**			0.00		
12/20/16	8188		Zenk & Associates, P.C.		8,750.00	
					8,750.00	8,750.00
10014182	**Employee Benefits - Admin**			73,801.77		
12/31/16	401		To record SHWF for payment of health insurance per Dec 2016 bank statement.		3,358.82	
12/31/16	402		To record MyPay transactions per Dec 2016 bank statements & payroll reports.		968.04	
12/31/16	404		To reverse wages & related payroll benefits accrued @ FYE 12/31/2015.		(198.55)	
12/31/16	405		To accrue wages & related payroll benefits @ FYE 12/31/2016.		243.27	
12/31/16	416		To record pension expense per GASB 68.		16,354.00	
					20,725.58	94,527.35
10014185	**Telephone**			18,634.01		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(1,414.72)	
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		1,617.38	
12/07/16	8138	V	AT & T		685.09	
12/07/16	8139	V	AT & T Mobility		1,168.90	
12/07/16	8142	V	Charter Business		123.19	

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10014185			**Telephone (cont.)**			
12/20/16	8161	V	AT & T Long Distance		164.12	
					2,343.96	20,977.97
10014190.1			**Publications**	1,523.00		
					0.00	1,523.00
10014190.2			**Membership Dues and Fees**	957.50		
					0.00	957.50
10014190.3			**Admin Service Contracts**	47,531.12		
12/31/16	402		To record MyPay transactions per Dec 2016 bank statements & payroll reports.		108.80	
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(924.42)	
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		1,623.89	
12/01/16	8134	V	The Nelrod Company		199.00	
12/07/16	8148	V	Housing Data Systems		200.00	
12/07/16	8150	V	Kushner & Company		50.00	
12/20/16	8180	V	Next IT		2,108.79	
12/20/16	8182	V	Pitney Bowes		405.96	
12/27/16	8189	V	CDM Mobile Shredding, Inc		45.00	
12/27/16	8192		U.S. Bank Equipment Finance		614.78	
					4,431.80	51,962.92
10014190.4			**Office Supplies**	8,065.40		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(698.33)	
12/20/16	8183	V	Staples		496.06	
					(202.27)	7,863.13
10014190.5			**Other Sundry-Misc.**	15,116.83		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(418.88)	
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		152.15	
12/07/16	8152	V	McCardel Water Conditioning		38.00	
12/07/16	8153	V	The Pioneer Group		588.60	
12/20/16	8168		Equifax		93.10	
12/20/16	8181	V	The PI Company		121.05	
12/27/16	8190		PNC Bank		875.55	
					1,449.57	16,566.40
10014221			**Resident Employee Stipend**	10,300.00		
12/01/16	8129		[redacted]		200.00	
12/01/16	8130	V	[redacted]		100.00	
12/01/16	8131	V	[redacted]		200.00	
12/01/16	8132	V	[redacted]		200.00	
12/01/16	8133		[redacted]		100.00	
					800.00	11,100.00
10014230			**Contract Costs-Cable & Other**	55,674.45		
12/07/16	8142	V	Charter Business		5,104.81	
					5,104.81	60,779.26
10014310			**Water & Sewer**	59,664.99		

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10014310	**Water & Sewer (cont.)**					
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(4,553.47)	
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		4,868.62	
					315.15	59,980.14
10014320	**Electricity**			92,126.81		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(8,189.73)	
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		8,728.59	
12/07/16	8143	V	Consumers Energy		2,110.81	
12/20/16	8163	V	Consumers Energy		105.86	
					2,755.53	94,882.34
10014330	**Gas**			24,072.07		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(3,014.54)	
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		4,375.18	
12/07/16	8146	V	DTE Energy		1,559.68	
12/20/16	8167	V	DTE Energy		876.85	
					3,797.17	27,869.24
10014410	**Labor, Maintenance**			93,297.30		
12/31/16	402		To record MyPay transactions per Dec 2016 bank statements & payroll reports.		8,263.89	
12/31/16	404		To reverse wages & related payroll benefits accrued @ FYE 12/31/2015.		(1,768.00)	
12/31/16	405		To accrue wages & related payroll benefits @ FYE 12/31/2016.		1,777.60	
12/13/16	8157		West Shore Bank		(500.00)	
					7,773.49	101,070.79
10014420	**Materials**			36,998.51		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(4,990.48)	
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		1,794.96	
12/07/16	8140	V	Blarney Castle Fleet Program		150.95	
12/07/16	8141		Cadillac Plbg. & Htg. Supply Co., Inc.		21.73	
12/07/16	8147	V	Fastenal Company		846.31	
12/07/16	8152	V	McCardel Water Conditioning		226.60	
12/20/16	8162	V	Blarney Castle Fleet Program		182.34	
12/20/16	8172	V	Haglund's Floor Covering		36.85	
12/20/16	8174	V	HD Supply Facilities Mtce		407.10	
12/20/16	8175		Kevin Helminiak		100.00	
12/20/16	8186		Top Line Electric LLC		299.24	
12/20/16	8187	V	Wahr Hardware		116.31	
					(808.09)	36,190.42
10014430.01	**Garbage Removal**			16,215.77		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(1,272.49)	
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		1,403.87	
12/07/16	8151	V	Manistee Landfill		74.43	
12/20/16	8160	V	Allied Waste Services		1,378.70	
12/20/16	8176	V	Manistee Landfill		177.97	
					1,762.48	17,978.25
10014430.02	**Heating & Cooling Contracts**			12,647.31		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(278.68)	

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10014430.02			**Heating & Cooling Contracts (cont.)**			
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		174.00	
12/20/16	8165		Custom Sheet Metal & Heating		1,078.41	
					973.73	13,621.04
10014430.03			**Snow Removal Contracts**	100.00		
					0.00	100.00
10014430.04			**Elevator Contracts**	11,959.50		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(526.85)	
12/07/16	8155	V	Schindler Elevator Corp.		596.34	
					69.49	12,028.99
10014430.05			**Landscape & Grounds Contracts**	2,150.00		
					0.00	2,150.00
10014430.06			**Unit Turnaround Contracts**	5,695.00		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(1,370.00)	
					(1,370.00)	4,325.00
10014430.07			**Electrical Contracts**	2,571.69		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(162.10)	
12/07/16	8156	V	Top Line Electric		813.96	
12/20/16	8185		TKS Security		200.00	
					851.86	3,423.55
10014430.08			**Plumbing Contracts**	5,090.59		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(687.41)	
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		150.00	
12/20/16	8169		Forbes Sanitation & Excavation Inc.		200.00	
					(337.41)	4,753.18
10014430.09			**Extermination Contracts**	24,021.00		
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		1,847.00	
12/20/16	8171	V	Griffin Pest Solutions		2,091.00	
					3,938.00	27,959.00
10014430.11			**Routine Maintenance Contracts**	2,389.26		
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		656.20	
					656.20	3,045.46
10014430.12			**Miscellaneous Contracts**	16,927.33		
12/31/16	403		To reverse accounts payable recorded @ FYE 12/31/2015.		(3,189.38)	
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		75.00	
12/07/16	8145	V	Crystal Lock & Supply		1,059.50	
12/20/16	8177		Manistee Tire Service		638.00	
					(1,416.88)	15,510.45
10014433			**Employee Benefits - Maint.**	65,045.30		
12/31/16	401		To record SHWF for payment of health insurance per Dec			

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10014433			**Employee Benefits - Maint. (cont.)**			
			2016 bank statement.		3,930.66	
12/31/16	402		To record MyPay transactions per Dec 2016 bank statements & payroll reports.		574.35	
12/31/16	404		To reverse wages & related payroll benefits accrued @ FYE 12/31/2015.		(135.25)	
12/31/16	405		To accrue wages & related payroll benefits @ FYE 12/31/2016.		135.99	
12/31/16	416		To record pension expense per GASB 68.		8,806.00	
					13,311.75	78,357.05
10014441			**Staff Travel-Maintenance**	377.87		
					0.00	377.87
10014510			**Insurance**	70,701.72		
12/07/16	8137	V	AmTrust North America Inc		723.00	
12/31/16	RT2	S	To record monthly insurance write off.		6,042.34	
					6,765.34	77,467.06
10014520			**Payment in Lieu of Taxes**	36,190.00		
12/31/16	414		To adjust PILOT @ FYE 12/31/2016.		(6,612.86)	
12/31/16	A2	S	To record estimated monthly PILOT expense.		3,290.00	
					(3,322.86)	32,867.14
10014550			**Compensated Absences**	0.00		
12/31/16	406		To adjust accrued compensated absences @ FYE 12/31/2016.		1,139.78	
					1,139.78	1,139.78
10014570			**Collection Losses**	11,726.48		
12/31/16	397		To adjust allowance for doubtful accounts @ FYE 12/31/2016.		(8,715.07)	
12/31/16	399		To write off doubtful accounts per Board Resolution dated 12/31/2016.		11,065.58	
					2,350.51	14,076.99
10014580			**Interest Expense**	68,251.83		
12/01/16	8128	V	Byline Bank		6,049.84	
					6,049.84	74,301.67
10014800			**Depreciation - Current Year**	246,070.00		
12/31/16	410		To adjust accumulated depreciation to actual @ FYE 12/31/2016.		(8,612.85)	
12/31/16	A3	S	To record estimated monthly depreciation expense.		22,370.00	
					13,757.15	259,827.15
10017510			**Principal Payments - EPC**	23,500.00		
12/01/16	8128	V	Byline Bank		2,392.35	
					2,392.35	25,892.35
10017520			**Replacement of Equipment**	10,066.34		
					0.00	10,066.34

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PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICIPANTS REDACTED

Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10017530			**Cash Proceeds-Sale of Equipment**	(8,630.00)		
					0.00	(8,630.00)
10017540			**Betterments and Additions**	38,175.17		
					0.00	38,175.17
10017590			**Operating Expenditures-Contra**	(63,111.51)		
12/01/16	8128	V	Byline Bank		(2,392.35)	
					(2,392.35)	(65,503.86)
10019996			**Actual Unit Months for REAC submission**	2,213.00		
12/31/16	RT1	S	To record actual units leased for REAC reporting purposes.		207.00	
					207.00	2,420.00
10019997			**Actual Unit Months - Contra**	(2,213.00)		
12/31/16	RT1	S	To record actual units leased for REAC reporting purposes.		(207.00)	
					(207.00)	(2,420.00)
10019998			**Unit Months - Memorandum**	2,354.00		
12/31/16	A1	S	To record unit months for PUM calculation.		214.00	
					214.00	2,568.00
10019999			**Unit Months - Contra**	(2,354.00)		
12/31/16	A1	S	To record unit months for PUM calculation.		(214.00)	
					(214.00)	(2,568.00)
10114800			**Depreciation-Current Year**	0.00		
12/31/16	410		To adjust accumulated depreciation to actual @ FYE 12/31/2016.		7,339.53	
					7,339.53	7,339.53
10123401.3			**Capital Grants**	(18,999.58)		
					0.00	(18,999.58)
10124800			**Depreciation - Current Year**	0.00		
12/31/16	410		To adjust accumulated depreciation to actual @ FYE 12/31/2016.		3,712.41	
					3,712.41	3,712.41
10133401.1			**Operating Grants**	(968.05)		
					0.00	(968.05)
10133401.3			**Capital Grants**	(107,562.85)		
					0.00	(107,562.85)
10134430.12			**Miscellaneous Contracts**	968.05		
					0.00	968.05

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10134800			**Depreciation - Current Year**	0.00		
12/31/16	410		To adjust accumulated depreciation to actual @ FYE 12/31/2016.		5,337.85	
					5,337.85	5,337.85
10143401.1			**Operating Grants**	(1,977.59)		
					0.00	(1,977.59)
10143401.3			**Capital Grants**	(82,782.15)		
					0.00	(82,782.15)
10144190.5			**Other Sundry-Misc.**	1,977.59		
					0.00	1,977.59
10144800			**Depreciation - Current Year**	0.00		
12/31/16	410		To adjust accumulated depreciation to actual @ FYE 12/31/2016.		5,947.67	
					5,947.67	5,947.67
10153401.1			**Operating Grants**	(16,121.25)		
					0.00	(16,121.25)
10153401.3			**Capital Grants**	(93,446.90)		
12/31/16	413		To record CFP receivables @ FYE 12/31/2016.		(8,131.85)	
					(8,131.85)	(101,578.75)
10154190.3			**Admin Service Contracts**	1,397.50		
					0.00	1,397.50
10154420			**Materials**	149.05		
					0.00	149.05
10154430.12			**Miscellaneous Contract Costs**	14,574.70		
					0.00	14,574.70
10154800			**Depreciation - Current Year**	0.00		
12/31/16	410		To adjust accumulated depreciation to actual @ FYE 12/31/2016.		3,152.06	
					3,152.06	3,152.06
10163401.1			**Operating Grants**	(37,804.06)		
12/31/16	413		To record CFP receivables @ FYE 12/31/2016.		(845.00)	
					(845.00)	(38,649.06)
10163401.3			**Capital Grants**	(33,409.13)		
12/31/16	413		To record CFP receivables @ FYE 12/31/2016.		(4,275.11)	
					(4,275.11)	(37,684.24)

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10164110			**Administrative Salaries**	19,693.45		
					0.00	19,693.45
10164182			**Employee Benefits - Admin**	1,506.55		
					0.00	1,506.55
10164190.3			**Administrative Service Contracts**	3,000.00		
12/20/16	8173		HAPA		845.00	
					845.00	3,845.00
10164420			**Materials**	3,277.79		
					0.00	3,277.79
10164430.12			**Miscellaneous Contract Costs**	10,326.27		
					0.00	10,326.27
10164800			**Depreciation - Current Year**	0.00		
12/31/16	410		To adjust accumulated depreciation to actual @ FYE 12/31/2016.		2,610.66	
					2,610.66	2,610.66
15121406			**Operations**	40,000.00		
					0.00	40,000.00
15121408			**Management Improvements**	20,000.00		
					0.00	20,000.00
15121410			**Administration**	20,000.00		
					0.00	20,000.00
15121430			**A & E Fees**	9,375.91		
					0.00	9,375.91
15121430.99			**A & E Fees - Soft Costs**	3,531.25		
					0.00	3,531.25
15121460			**Dwelling Structures**	98,941.84		
					0.00	98,941.84
15121600			**CFP Funding**	191,849.00		
					0.00	191,849.00
15121699			**CFP Funding - Contra**	(191,849.00)		
					0.00	(191,849.00)
15129800			**CFP Cost - Contra**	(191,849.00)		

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
	15129800		CFP Cost - Contra (cont.)		0.00	(191,849.00)
	15131406		Operations	39,637.40	0.00	39,637.40
	15131408		Management Improvements	17,793.00	0.00	17,793.00
	15131410		Administration	19,818.70	0.00	19,818.70
	15131430		A & E Fees	12,785.00	0.00	12,785.00
	15131460		Dwelling Structures	104,977.85	0.00	104,977.85
	15131460.99		Dwelling Structures-Soft Costs	3,175.05	0.00	3,175.05
	15131600		CFP Funding	198,187.00	0.00	198,187.00
	15131699		CFP Funding - Contra	(198,187.00)	0.00	(198,187.00)
	15139800		CFP Cost - Contra	(198,187.00)	0.00	(198,187.00)
	15141406		Operations	34,232.00	0.00	34,232.00
	15141408		Management Improvements	20,000.00	0.00	20,000.00
	15141410		Administration	19,018.00	0.00	19,018.00
	15141430		A & E Fees	12,170.00	0.00	12,170.00
	15141430.99		A & E Fees - Soft Costs	4,580.00	0.00	4,580.00

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
	15141460		**Dwelling Structures**	100,182.00		
					0.00	100,182.00
	15141600		**CFP Funding**	190,182.00		
					0.00	190,182.00
	15141699		**CFP Funding - Contra**	(190,182.00)		
					0.00	(190,182.00)
	15149800		**CFP Cost - Contra**	(190,182.00)		
					0.00	(190,182.00)
	15151406		**Operations**	37,758.00		
					0.00	37,758.00
	15151408		**Management Improvements**	20,000.00		
					0.00	20,000.00
	15151410		**Administration**	18,879.00		
					0.00	18,879.00
	15151430		**A & E Fees**	1,868.15		
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		8,131.85	
					8,131.85	10,000.00
	15151460		**Dwelling Structures**	87,429.25		
					0.00	87,429.25
	15151460.99		**Dwelling Structures - Soft Costs**	14,723.75		
					0.00	14,723.75
	15151600		**CFP Funding**	180,658.15		
12/31/16	413		To record CFP receivables @ FYE 12/31/2016.		8,131.85	
					8,131.85	188,790.00
	15151699		**CFP Funding - Contra**	(180,658.15)		
12/31/16	413		To record CFP receivables @ FYE 12/31/2016.		(8,131.85)	
					(8,131.85)	(188,790.00)
	15159800		**CFP Cost - Contra**	(180,658.15)		
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		(8,131.85)	
					(8,131.85)	(188,790.00)
	15161406		**Operations**	29,680.00		
					0.00	29,680.00

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
15161408			**Management Improvements**	16,928.43		
					0.00	16,928.43
15161410			**Administration**	21,200.00		
					0.00	21,200.00
15161430			**A & E Fees**	0.00		
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		4,275.11	
12/20/16	8173		HAPA		845.00	
					5,120.11	5,120.11
15161460			**Dwelling Structures**	26,299.70		
					0.00	26,299.70
15161460.99			**Dwelling Structures - Soft Costs**	6,785.06		
					0.00	6,785.06
15161600			**CFP Funding**	100,893.19		
12/31/16	413		To record CFP receivables @ FYE 12/31/2016.		5,120.11	
					5,120.11	106,013.30
15161699			**CFP Funding - Contra**	(100,893.19)		
12/31/16	413		To record CFP receivables @ FYE 12/31/2016.		(5,120.11)	
					(5,120.11)	(106,013.30)
15169800			**CFP Cost - Contra**	(100,893.19)		
12/31/16	411		To record accounts payable @ FYE 12/31/2016.		(4,275.11)	
12/20/16	8173		HAPA		(845.00)	
					(5,120.11)	(106,013.30)

Current Profit/(Loss) (32,286.88) YTD Profit/(Loss) 49,458.53

Number of Transactions 230

The General Ledger is in balance 0.00

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Manistee Housing Commission
Bank Reconciliation Transmittal

Account Number: 851620
Statement Ending date: 12/31/16
Checkbook Name: Public Housing Checking

General Ledger

Balance per General Ledger (Account 10011111.2) at 12/01/16	358,191.82
Activity for the month:	
Total Debits (Deposits and Credit Memos)	93,234.65
Total Credits (Checks and Debit Memos)	-86,305.83
Unreconciled General Ledger Balance at 12/31/16	365,120.64
Adjustments and Other Bank Items	0.00
Reconciled General Ledger Balance at 12/31/16	365,120.64

Bank

Balance per Bank Statement at 12/31/16	371,590.58
Total Additions (Deposits and Credit Memos in transit)	0.00
Total Subtractions (Checks and Debit Memos in transit)	-6,469.94
Total Bank Errors	0.00
Bank Balance Adjusted at 12/31/16	365,120.64

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Manistee Housing Commission
Bank Reconciliation Worksheet

Statement Beginning date: 12/01/16
Statement Ending date: 12/31/16
Checkbook Name: Public Housing Checking

Statement Summary

Beginning Balance				374,331.77
Deposits and Credit Memos				
189	11/30/16	10143401.3	501-14 CFP Grant	3,427.90
190	11/30/16	10153401.1	501-15 CFP Grant	1,868.15
191	12/31/16	10011122	December Cash Receipts	49,858.61
192	12/31/16	10013401.2	Operating Subsidy	42,658.00
193	12/31/16	10011111.3	NOW Interest	82.34
398	12/31/16	10013690	To void stale checks per Board Resolution #2016-17 dated 12/13/2(	428.07
408	12/31/16	10013690	To void checks 7468, 7727 & 8154 per CMHC.	207.63
186	11/30/16	10011122	November Cash Receipts	2,264.00
186	11/30/16	10011122	November Cash Receipts	784.00
			Total	101,578.70
Checks and Debit Memos				
394	12/31/16	10011122	To record charges to tenants per Dec 2016 Statement of Operations.	(232.00)
400	12/31/16	10012117.5	To record MERS PURCHASE per Dec 2016 bank statement.	(1,844.49)
401	12/31/16	10012117.4	To record SHWF for payment of health insurance per Dec 2016 ban	(8,482.58)
402	12/31/16	10014110	To record MyPay transactions per Dec 2016 bank statements & pay	(19,120.79)
6744	04/28/15	10012114	[redacted]	(39.00)
6750	04/28/15	10012114	[redacted]	(125.00)
6787	05/13/15	10011122	[redacted]	(78.00)
7057	09/01/15	10014221	[redacted]	(100.00)
7080	09/16/15	10012114	[redacted]	(86.07)
7468	03/02/16	10012114	[redacted]	(45.00)
7727	06/14/16	10012114	[redacted]	(120.81)
8096	11/15/16	10014330	DTE Energy	(1,323.65)
8104	11/30/16	10014185	AT & T Long Distance	(137.07)
8105	11/30/16	10014430.12	Bob's Roofing Co. Inc.	(520.66)
8106	11/30/16	10014190.3	CDM Mobile Shredding, Inc	(45.00)
8107	11/30/16	10014310	City of Manistee	(5,334.58)
8108	11/30/16	10014320	Consumers Energy	(5,867.06)
8109	11/30/16	10011122	Consumers Energy	(36.64)
8110	11/30/16	10014330	DTE Energy	(438.91)
8111	11/30/16	10011122	DTE Energy	(37.04)
8112	11/30/16	10014190.3	International eProcurement, LLC	(500.00)
8113	11/30/16	10014190.5	Equifax	(75.00)
8114	11/30/16	10014420	Fastenal Company	(104.58)
8115	11/30/16	10014430.12	Graham Motor & Generator Service	(1,242.36)
8116	11/30/16	10014430.09	Griffin Pest Solutions	(31.00)
8117	11/30/16	15151430	Housing Agency Procurement Assistance	(1,397.50)
8118	11/30/16	10014130	Mika Meyers Beckett & Jones PLC	(758.75)
8119	11/30/16	10014190.1	Nan McKay & Associates, Inc.	(224.00)
8120	11/30/16	10014190.5	PNC Bank	(520.39)
8121	11/30/16	10014182	Principal Financial Group	(1,264.04)
8122	11/30/16	10014420	Sherwin-Williams Co.	(528.55)
8123	11/30/16	10014190.5	Special Deputy Sheriff	(95.74)
8124	11/30/16	10014190.4	Staples	(242.92)
8125	11/30/16	10014182	Sun Life Financial	(598.55)
8126	11/30/16	10014190.3	U.S. Bank Equipment Finance	(1,097.10)
8127	11/30/16	10014182	VSP	(233.75)
8128	12/01/16	10012131	Byline Bank	(8,442.19)
8129	12/01/16	10014221	[redacted]	(200.00)
8130	12/01/16	10014221	[redacted]	(100.00)
8131	12/01/16	10014221	[redacted]	(200.00)
8132	12/01/16	10014221	[redacted]	(200.00)
8133	12/01/16	10014221	[redacted]	(100.00)
8137	12/07/16	10014510	AmTrust North America Inc	(723.00)
8138	12/07/16	10014185	AT & T	(685.09)
8139	12/07/16	10014185	AT & T Mobility	(1,168.90)
8140	12/07/16	10014420	Blarney Castle Fleet Program	(150.95)
8141	12/07/16	10014420	Cadillac Plbg. & Htg. Supply Co., Inc.	(21.73)
8142	12/07/16	10014185	Charter Business	(5,228.00)
8143	12/07/16	10014320	Consumers Energy	(2,110.81)

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DOCUMENT REDACTED TO IDENTIFY PUBLIC INFORMATION OF CURRENT AND PAST PROGRAM PARTICIPANTS

Statement Beginning date: 12/01/16
Statement Ending date: 12/31/16
Checkbook Name: Public Housing Checking

8144	12/07/16	10011122	Consumers Energy	(90.00)
8145	12/07/16	10014430.12	Crystal Lock & Supply	(1,059.50)
8146	12/07/16	10014330	DTE Energy	(1,559.68)
8147	12/07/16	10014420	Fastenal Company	(846.31)
8148	12/07/16	10014190.3	Housing Data Systems	(200.00)
8149	12/07/16	10014170	H.A.A.S., Inc.	(686.88)
8150	12/07/16	10014190.3	Kushner & Company	(50.00)
8151	12/07/16	10014430.01	Manistee Landfill	(74.43)
8152	12/07/16	10014190.5	McCardel Water Conditioning	(264.60)
8153	12/07/16	10014190.5	The Pioneer Group	(588.60)
8154	12/07/16	10012114	[redacted]	(41.82)
8155	12/07/16	10014430.04	Schindler Elevator Corp.	(596.34)
8156	12/07/16	10014430.07	Top Line Electric	(813.96)
8157	12/13/16	10012119	West Shore Bank	(1,457.00)
8158	12/13/16	10014150	Monica Otis	(186.21)
8159	12/15/16	10014140	Reno Housing Authority	(550.00)
8160	12/20/16	10014430.01	Allied Waste Services	(1,378.70)
8161	12/20/16	10014185	AT & T Long Distance	(164.12)
8163	12/20/16	10014320	Consumers Energy	(105.86)
8164	12/20/16	10011122	Consumers Energy	(235.00)
8165	12/20/16	10014430.02	Custom Sheet Metal & Heating	(1,078.41)
8168	12/20/16	10014190.5	Equifax	(93.10)
8169	12/20/16	10014430.08	Forbes Sanitation & Excavation Inc.	(200.00)
8170	12/20/16	10011290	Ford Credit	(481.03)
8171	12/20/16	10014430.09	Griffin Pest Solutions	(2,091.00)
8172	12/20/16	10014420	Haglund's Floor Covering	(36.85)
8174	12/20/16	10014420	HD Supply Facilities Mtce	(407.10)
8175	12/20/16	10014420	Kevin Helminiak	(100.00)
8176	12/20/16	10014430.01	Manistee Landfill	(177.97)
8177	12/20/16	10014430.12	Manistee Tire Service	(638.00)
8178	12/20/16	10011290	MiDeal	(180.00)
8179	12/20/16	10014130	Mika Meyers Beckett & Jones PLC	(2,023.35)
8180	12/20/16	10014190.3	Next IT	(2,108.79)
8181	12/20/16	10014190.5	The PI Company	(121.05)
8183	12/20/16	10014190.4	Staples	(496.06)
8184	12/20/16	10011290	Sun Life Financial	(598.55)
8186	12/20/16	10014420	Top Line Electric LLC	(299.24)
8187	12/20/16	10014420	Wahr Hardware	(116.31)
8188	12/20/16	10014171	Zenk & Associates, P.C.	(8,750.00)
13128	11/02/16	10011111.3	CMHC - West Shore FSA	(197.31)
13129	11/02/16	10012117.9	United Steel Workers	(62.25)
13130	11/02/16	10012117.6	United Steel Workers	(3.00)
13131	11/16/16	10011111.3	CMHC - West Shore FSA	(197.31)
13132	11/16/16	10012117.9	United Steel Workers	(60.10)
13133	11/30/16	10011111.3	CMHC - West Shore FSA	(197.31)
13134	12/14/16	10011111.3	CMHC - West Shore FSA	(197.31)
13136	12/14/16	10012117.6	United Steel Workers	(3.00)
13137	12/28/16	10011111.3	CMHC - West Shore FSA	(197.23)
			Total	(104,319.89)

Ending Balance 371,590.58

PERSONAL DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Bank Summary

Ending Bank Balance				371,590.58
Checks and Debit Memos in transit				
8056	11/02/16	10012114	[redacted]	202.00
8075	11/02/16	10012114	[redacted]	84.00
8089	11/15/16	10011122	[redacted]	15.00
8103	11/28/16	10011122	[redacted]	217.00
8134	12/01/16	10014190.3	The Nelrod Company	199.00
8162	12/20/16	10014420	Blarney Castle Fleet Program	182.34
8166	12/20/16	10012114	[redacted]	87.50

Statement Beginning date: 12/01/16
Statement Ending date: 12/31/16
Checkbook Name: Public Housing Checking

8167	12/20/16	10014330	DTE Energy	876.85
8173	12/20/16	10164190.3	HAPA	845.00
8182	12/20/16	10014190.3	Pitney Bowes	405.96
8185	12/20/16	10014430.07	TKS Security	200.00
8189	12/27/16	10014190.3	CDM Mobile Shredding, Inc	45.00
8190	12/27/16	10014190.5	PNC Bank	875.55
8191	12/27/16	10011290	Principal Financial Group	1,264.04
8192	12/27/16	10014190.3	U.S. Bank Equipment Finance	614.78
8193	12/27/16	10011290	VSP	233.75
13135	12/14/16	10012117.9	United Steel Workers	59.12
13138	12/28/16	10012117.9	United Steel Workers	63.05
			Total	(6,469.94)

Ending Balance 365,120.64

Book Summary
G/L account: 10011111.2
G/L journal: Journal Entry - PH
G/L period: 12/31/16

Total Adjustments: 0.00

Ending Balance 365,120.64

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Manistee Housing Commission
Bank Reconciliation Transmittal

Account Number:
Statement Ending date: 12/31/16
Checkbook Name: HRA Account

General Ledger

Balance per General Ledger (Account 10011111.3) at 12/01/16	11,435.17
Activity for the month:	
Total Debits (Deposits and Credit Memos)	395.02
Total Credits (Checks and Debit Memos)	-0.00
Unreconciled General Ledger Balance at 12/31/16	11,830.19
Adjustments and Other Bank Items	0.00
Reconciled General Ledger Balance at 12/31/16	11,830.19

Bank

Balance per Bank Statement at 12/31/16	11,830.19
Total Additions (Deposits and Credit Memos in transit)	0.00
Total Subtractions (Checks and Debit Memos in transit)	-0.00
Total Bank Errors	0.00
Bank Balance Adjusted at 12/31/16	11,830.19

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTICIPANTS REDACTED

Manistee Housing Commission
Bank Reconciliation Worksheet

Statement Beginning date: 12/01/16
Statement Ending date: 12/31/16
Checkbook Name: HRA Account

Statement Summary

Beginning Balance				10,843.24
Deposits and Credit Memos				
13128	11/02/16		CMHC - West Shore FSA	197.31
13131	11/16/16		CMHC - West Shore FSA	197.31
13133	11/30/16		CMHC - West Shore FSA	197.31
13134	12/14/16		CMHC - West Shore FSA	197.31
13137	12/28/16		CMHC - West Shore FSA	197.23
193	12/31/16	10011111.2	NOW Interest	0.48
			Total	986.95
Ending Balance				11,830.19

Bank Summary

Ending Bank Balance	11,830.19
Ending Balance	11,830.19

Book Summary

G/L account: 10011111.3
G/L journal: Journal Entry - PH
G/L period: 12/31/16

Total Adjustments:	0.00
Ending Balance	11,830.19

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Manistee Housing Commission
Bank Reconciliation Transmittal

Account Number: 558567
Statement Ending date: 12/31/16
Checkbook Name: Money Market Savings

General Ledger

Balance per General Ledger (Account 10011111.4) at 12/01/16	51,769.48
Activity for the month:	
Total Debits (Deposits and Credit Memos)	4.39
Total Credits (Checks and Debit Memos)	-0.00
Unreconciled General Ledger Balance at 12/31/16	51,773.87
Adjustments and Other Bank Items	0.00
Reconciled General Ledger Balance at 12/31/16	51,773.87

Bank

Balance per Bank Statement at 12/31/16	51,773.87
Total Additions (Deposits and Credit Memos in transit)	0.00
Total Subtractions (Checks and Debit Memos in transit)	-0.00
Total Bank Errors	0.00
Bank Balance Adjusted at 12/31/16	51,773.87

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTICIPANTS REDACTED

Manistee Housing Commission
Bank Reconciliation Worksheet

Statement Beginning date: 12/01/16
Statement Ending date: 12/31/16
Checkbook Name: Money Market Savings

Statement Summary

Beginning Balance				51,769.48
Deposits and Credit Memos				
193	12/31/16	10011111.2	NOW Interest	4.39
			Total	4.39
Ending Balance				51,773.87

Bank Summary

Ending Bank Balance	51,773.87
Ending Balance	51,773.87

Book Summary

G/L account: 10011111.4
G/L journal: Journal Entry - PH
G/L period: 12/31/16

Total Adjustments:	0.00
Ending Balance	51,773.87

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Manistee Housing Commission
Public Housing
Statement of Revenue & Expense

	1 Month Ended December 31, 2016	1 Month Ended December 31, 2015	12 Months Ended December 31, 2016	12 Months Ended December 31, 2015
Operating Income				
3110 - Dwelling Rental	$ 41,415.00	$ 44,287.93	$ 523,982.00	$ 562,868.21
3120 - Excess Utilities	726.50	716.74	9,196.01	11,256.62
3401.1 - Operating Grants	0.00	37,758.00	29,680.00	111,627.40
3401.2 - Operating Subsidy	42,658.00	37,471.00	478,086.00	450,761.00
3610 - Interest Income-Gen. Fund	87.21	104.07	1,087.05	1,150.14
3689 - Tenant Income - Cable TV	4,507.00	3,924.00	47,160.00	45,581.00
3690 - Tenant Income	4,015.72	1,503.22	35,808.30	28,328.80
3690.1 - Non-Tenant Income	0.00	0.00	1,959.89	2,983.72
3690.2 - Gain/Loss-Sale of Fixed Ass	0.00	0.00	8,455.00	0.00
3690.3 - Gain/(Loss)-Disposal of Fixe	0.00	0.00	(2,329.41)	0.00
3690.4 - Laundry Income	943.43	832.64	10,708.49	11,297.55
3690.6 - Fraud Recovery Revenue	0.00	203.40	203.40	2,206.20
3690.7 - Management Fee - DVG	6,000.00	3,000.00	9,000.00	9,000.00
Total Operating Income	100,352.86	129,801.00	1,152,996.73	1,237,060.64
Operating Expenses				
Routine Expenses				
4110 - Administrative Salaries	13,220.37	22,476.04	155,260.32	182,457.77
4111 - Admin Wage-Contracted	0.00	0.00	1,417.50	17,817.40
4130 - Legal Expense	(112.62)	1,685.21	16,646.48	24,620.80
4140 - Staff Training	550.00	0.00	1,697.00	1,111.46
4150 - Travel Expense	186.21	(26.42)	1,252.14	27.35
4170 - Accounting Fees	686.88	462.33	9,462.06	9,843.16
4171 - Auditing	8,750.00	8,500.00	8,750.00	8,500.00
4182 - Employee Benefits - Admin	20,725.58	2,190.34	94,527.35	82,894.96
4185 - Telephone	2,343.96	1,856.18	20,977.97	19,942.29
4190.1 - Publications	0.00	224.00	1,523.00	254.00
4190.2 - Membership Dues and Fees	0.00	0.00	957.50	1,676.50
4190.3 - Admin Service Contracts	4,431.80	951.96	51,962.92	27,677.48
4190.4 - Office Supplies	(202.27)	1,059.47	7,863.13	10,300.13
4190.5 - Other Sundry-Misc.	1,449.57	381.07	16,566.40	15,004.34
4220 - Rec., Pub., & Other Services	0.00	0.00	0.00	3,951.94
4221 - Resident Employee Stipend	800.00	837.50	11,100.00	10,300.00
4230 - Contract Costs-Cable & Other	5,104.81	4,822.49	60,779.26	56,263.56
4310 - Water & Sewer	315.15	5,311.27	59,980.14	53,664.96
4320 - Electricity	2,755.53	970.85	94,882.34	93,632.65
4330 - Gas	3,797.17	1,053.09	27,869.24	30,771.64
4410 - Labor, Maintenance	7,773.49	11,856.00	101,070.79	97,897.88
4420 - Materials	(808.09)	3,458.53	36,190.42	50,326.93
4430.01 - Garbage Removal	1,762.48	0.00	17,978.25	0.00
4430.02 - Heating & Cooling Contract	973.73	(211.25)	13,621.04	16,425.88
4430.03 - Snow Removal Contracts	0.00	0.00	100.00	0.00
4430.04 - Elevator Contracts	69.49	1,679.53	12,028.99	16,102.46
4430.05 - Landscape & Grounds Cont	0.00	0.00	2,150.00	4,213.00
4430.06 - Unit Turnaround Contracts	(1,370.00)	(215.00)	4,325.00	20,668.85
4430.07 - Electrical Contracts	851.86	460.80	3,423.55	3,892.35

See Accountants' Compilation Report

Manistee Housing Commission
Public Housing
Statement of Revenue & Expense

	1 Month Ended December 31, 2016	1 Month Ended December 31, 2015	12 Months Ended December 31, 2016	12 Months Ended December 31, 2015
4430.08 - Plumbing Contracts	(337.41)	687.41	4,753.18	8,792.76
4430.09 - Extermination Contracts	3,938.00	0.00	27,959.00	6,702.00
4430.11 - Routine Maintenance Contr	656.20	0.00	3,045.46	4,751.35
4430.12 - Miscellaneous Contracts	(1,416.88)	3,189.38	15,510.45	8,897.41
4431 - Garbage Removal	0.00	1,257.96	0.00	17,292.64
4433 - Employee Benefits - Maint.	13,311.75	851.10	78,357.05	62,829.88
4440 - Staff Training-Maintenance	0.00	0.00	0.00	1,298.00
4441 - Staff Travel-Maintenance	0.00	0.00	377.87	1,546.37
4510 - Insurance	6,765.34	6,292.75	77,467.06	80,974.06
4520 - Payment in Lieu of Taxes	(3,322.86)	954.68	32,867.14	37,144.68
4540 - Employee Benefit Contribution	0.00	838.00	0.00	838.00
4550 - Compensated Absences	1,139.78	5,881.63	1,139.78	5,881.63
4570 - Collection Losses	2,350.51	14,225.91	14,076.99	33,362.27
4580 - Interest Expense	6,049.84	6,185.61	74,301.67	74,862.00
Total Routine Expenses	103,189.37	110,148.42	1,164,218.44	1,205,412.79
Non-Routine Expenses				
Casualty Losses-Not Cap.				
Total Casualty Losses-Not Cap.	0.00	0.00	0.00	0.00
Total Operating Expenses	103,189.37	110,148.42	1,164,218.44	1,205,412.79
Operating Income (Loss)	(2,836.51)	19,652.58	(11,221.71)	31,647.85
Depreciation Expense				
4800 - Depreciation - Current Year	13,757.15	15,533.32	259,827.15	262,373.32
Total Depreciation Expense	13,757.15	15,533.32	259,827.15	262,373.32
Surplus Credits & Charges				
6010 - Prior Year Adj. - Affecting RR	0.00	(62,077.00)	0.00	(62,717.00)
Total Surplus Credits & Charges	0.00	(62,077.00)	0.00	(62,717.00)
Capital Expenditures				
7510 - Principal Payments - EPC	2,392.35	1,965.74	25,892.35	20,988.11
7520 - Replacement of Equipment	0.00	0.00	10,066.34	14,418.15
7530 - Cash Proceeds-Sale of Equipm	0.00	0.00	(8,630.00)	0.00
7540 - Betterments and Additions	0.00	0.00	38,175.17	12,160.32
7590 - Operating Expenditures-Contra	(2,392.35)	(1,965.74)	(65,503.86)	(47,566.58)
Total Capital Expenditures	0.00	0.00	0.00	0.00
HUD Net Income (Loss)	$ (5,228.86)	$ 79,763.84	$ (85,355.57)	$ 46,798.27
GAAP Net Income (Loss)	$ (16,593.66)	$ 66,196.26	$ (271,048.86)	$ (168,008.47)

See Accountants' Compilation Report

Housing Authority Acct Specialists, Inc.
PO Box 545
Sparta, WI 54656
608-269-6490

To the Board of Directors
And Management

Manistee Housing Commission
Public Housing
273 Sixth Avenue
Manistee, MI 49660

Enclosed are the following reports for the month ending January 31, 2017. These reports have been compiled in accordance with Generally Accepted Accounting Principles.

I. Financial Statements
II. Journal Register
III. General Ledger

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them. This report is offered as a review of your past operations and is a basis for decisions for your future policies.

Respectfully Submitted:

Housing Authority Accounting Specialists, Inc.

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT. PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Manistee Housing Commission
Low Rent Public Housing
BALANCE SHEET
As of January 31, 2017

ASSETS

CURRENT ASSETS		
Cash		
1111.2 - NOW Account	$	361,713.57
1111.3 - HRA Account		11,504.80
1111.4 - Money Market Savings		51,778.26
1117 - Petty Cash Fund		250.00
1118 - Change Fund		50.00
Total Cash		425,296.63
Receivables		
1122 - Tenants Accounts Receivable		6,841.16
1122.1 - Allowance for Doubtful Accounts		(2,444.37)
1129 - Accounts Receivable-Other		6,403.29
Total Receivables		10,800.08
Investments		
Total Investments		0.00
Prepaid Expenses & Other Assets		
1211 - Prepaid Insurance		10,255.22
1690 - Undistributed Debits		509.46
Total Prepaid Expenses & Other Assets		10,764.68
Total Current Assets		446,861.39
Non Current Assets - Other		
1701 - Deferred Outflows		43,657.00
Total Non Current Assets - Other		43,657.00
CAPITAL ASSETS		
Land, Structures & Equipment		
1400.6 - Land		360,271.62
1400.61 - Land Improvements		89,807.07
1400.7 - Buildings		4,657,515.77
1400.71 - Building Improvements		5,358,094.21
1400.72 - Non-dwelling Structures		7,050.00
1400.8 - Furn., Equip., Mach.-Dwellings		253,131.90
1400.9 - Furn., Equip., Mach.-Admin		553,586.52
1400.95 - Accumulated Depreciation-ALL		(8,200,965.56)
Total Land, Structures & Equipment		3,078,491.53
TOTAL CAPITAL ASSETS		3,078,491.53
TOTAL ASSETS	$	3,569,009.92

Manistee Housing Commission
Low Rent Public Housing
BALANCE SHEET
As of January 31, 2017

LIABILITIES AND EQUITY

CURRENT LIABILITIES		
Accounts Payable		
2111 - Vendors and Contractors	$	30,009.32
2114 - Tenant Security Deposits		46,685.46
2117.12 - FSA Withheld		1,405.10
2117.5 - Pension Withheld		1,288.66
2119.2 - Interfund Payable - DVG		1,935.90
Total Accounts Payable		81,324.44
Accrued Liabilities		
2131 - EPC Loan - Current		28,839.62
2133 - Capital Lease - 2016 F250 - Current		4,235.97
2135 - Accrued Wages/Payroll Taxes Payable		5,336.86
2135.1 - Accrued Comp. Absences-Current		20,831.82
2137 - Payments in Lieu of Taxes		36,157.14
Total Accrued Liabilities		95,401.41
Total Current Liabilities		176,725.85
Non Current Liabilities		
2132 - EPC Loan - Noncurrent		1,101,127.74
2135.3 - Accrued Comp. Absences-Non Current		6,996.79
2138 - Net Pension Liability		7,578.00
2139 - Capital Lease - 2016 F250 - Non Current		17,020.14
Total Non Current Liabilites		1,132,722.67
Deferred Credits		
Total Deferred Credits		0.00
TOTAL LIABILITIES/DEFERRED CREDITS		1,309,448.52
EQUITY		
Unreserved Fund Balance		
2806 - Unrestricted Net Position		350,487.54
2806.1 - Invested in Capital Assets		1,949,239.17
2820 - HUD Operating Reserve - Memo		350,487.54
2820.1 - HUD Operating Reserve-Contra		(350,487.54)
Current Year Profit(Loss) - P/H		(40,165.31)
Total Unreserved Fund Balance		2,259,561.40
TOTAL EQUITY		2,259,561.40
TOTAL LIABILITIES/EQUITY	$	3,569,009.92

Manistee Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 1 Month Ended January 31, 2017

Units	1 Month Ended	1 Month		
214	January 31, 2017	January 31, 2017	BUDGET	*OVER/UNDER
Operating Revenue				
Tenant Revenue				
3110 - Dwelling Rental Revenue	40,428.00	40,428.00	530,000.00	489,572.00
3120 - Tenant Revenue - Excess Utilities	681.61	681.61	10,000.00	9,318.39
3689 - Tenant Revenue - Cable TV	4,572.35	4,572.35	60,915.00	56,342.65
3690 - Tenant Revenue - Other	2,454.50	2,454.50	30,000.00	27,545.50
Total Tenant Revenue	48,136.46	48,136.46	630,915.00	582,778.54
HUD PHA Grant Revenue				
3401.1 - Operating Grants	0.00	0.00	40,000.00	40,000.00
3401.2 - Operating Subsidy	37,539.00	37,539.00	490,000.00	452,461.00
Total HUD PHA Grant Revenue	37,539.00	37,539.00	530,000.00	492,461.00
Other Revenue				
3610 - Interest Income	86.43	86.43	1,140.00	1,053.57
3690.1 - Other Revenue	0.00	0.00	3,000.00	3,000.00
3690.4 - Laundry Revenue	1,004.38	1,004.38	10,200.00	9,195.62
3690.6 - Fraud Recovery Revenue	0.00	0.00	1,700.00	1,700.00
3690.7 - Management Fee - DVG	0.00	0.00	10,000.00	10,000.00
Total Other Revenue	1,090.81	1,090.81	26,040.00	24,949.19
Total Operating Revenue	86,766.27	86,766.27	1,186,955.00	1,100,188.73
Operating Expenses				
Routine Expense				
Administration				
4110 - Administrative Wages	13,153.05	13,153.05	161,909.00	148,755.95
4130 - Legal Expense	1,855.60	1,855.60	24,000.00	22,144.40
4140 - Staff Training	0.00	0.00	5,000.00	5,000.00
4150 - Travel Expense	145.90	145.90	2,000.00	1,854.10
4170 - Accounting Fees	686.88	686.88	9,500.00	8,813.12
4171 - Auditing	0.00	0.00	8,500.00	8,500.00
4182 - Employee Benefits - Admin	7,174.53	7,174.53	78,580.00	71,405.47
4185 - Telephone	1,818.76	1,818.76	19,200.00	17,381.24
4190.1 - Publications	0.00	0.00	1,400.00	1,400.00
4190.2 - Membership Dues and Fees	180.00	180.00	4,500.00	4,320.00
4190.3 - Admin Service Contracts	3,768.48	3,768.48	33,500.00	29,731.52
4190.4 - Office Supplies	0.00	0.00	9,600.00	9,600.00
4190.5 - Other Sundry-Misc.	152.15	152.15	15,000.00	14,847.85
Total Administration	28,935.35	28,935.35	372,689.00	343,753.65
Tenant Services				
4220 - Rec., Pub., & Other Services	0.00	0.00	5,200.00	5,200.00
4221 - Resident Employee Stipend	600.00	600.00	10,800.00	10,200.00
4230 - Contract Costs-Cable & Other	5,223.07	5,223.07	60,915.00	55,691.93
Total Tenant Services	5,823.07	5,823.07	76,915.00	71,091.93

Manistee Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 1 Month Ended January 31, 2017

Units	1 Month Ended	1 Month		
214	January 31, 2017	January 31, 2017	BUDGET	*OVER/UNDER
Utilities				
4310 - Water & Sewer	4,868.62	4,868.62	57,800.00	52,931.38
4320 - Electricity	17,559.56	17,559.56	92,000.00	74,440.44
4330 - Gas	4,375.18	4,375.18	25,800.00	21,424.82
Total Utilities	26,803.36	26,803.36	175,600.00	148,796.64
Maintenance				
4410 - Maintenance Wages	8,687.01	8,687.01	97,693.00	89,005.99
4420 - Materials	2,491.29	2,491.29	54,000.00	51,508.71
4430.01 - Garbage Removal	1,403.87	1,403.87	16,800.00	15,396.13
4430.02 - Heating & Cooling Contracts	483.92	483.92	18,000.00	17,516.08
4430.03 - Snow Removal Contracts	0.00	0.00	2,500.00	2,500.00
4430.04 - Elevator Contracts	596.34	596.34	7,000.00	6,403.66
4430.05 - Landscape & Grounds Contracts	0.00	0.00	1,500.00	1,500.00
4430.06 - Unit Turnaround Contracts	0.00	0.00	19,000.00	19,000.00
4430.07 - Electrical Contracts	0.00	0.00	5,600.00	5,600.00
4430.08 - Plumbing Contracts	150.00	150.00	8,400.00	8,250.00
4430.09 - Extermination Contracts	1,847.00	1,847.00	6,000.00	4,153.00
4430.11 - Routine Maintenance Contracts	656.20	656.20	7,000.00	6,343.80
4430.12 - Miscellaneous Contracts	75.00	75.00	11,000.00	10,925.00
4433 - Employee Benefits - Maint.	7,019.75	7,019.75	69,492.00	62,472.25
4440 - Staff Training-Maintenance	0.00	0.00	2,000.00	2,000.00
4441 - Staff Travel-Maintenance	0.00	0.00	2,000.00	2,000.00
Total Maintenance	23,410.38	23,410.38	327,985.00	304,574.62
Protective Services				
4480 - Security Contract Costs	0.00	0.00	3,500.00	3,500.00
Total Protective Services	0.00	0.00	3,500.00	3,500.00
General Expense				
4510 - Insurance	6,765.34	6,765.34	81,000.00	74,234.66
4520 - Payment in Lieu of Taxes	3,290.00	3,290.00	39,480.00	36,190.00
4550 - Compensated Absences	0.00	0.00	5,500.00	5,500.00
4570 - Collection Losses	0.00	0.00	30,000.00	30,000.00
4580 - Interest Expense	6,144.33	6,144.33	71,567.00	65,422.67
Total General Expense	16,199.67	16,199.67	227,547.00	211,347.33
Total Routine Expense	101,171.83	101,171.83	1,184,236.00	1,083,064.17
Non-Routine Expense				
Extraordinary Maintenance				
Total Extraordinary Maint	0.00	0.00	0.00	0.00
Casualty Losses-Not Cap.				
Total Casualty Losses	0.00	0.00	0.00	0.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00
Total Operating Expenses	101,171.83	101,171.83	1,184,236.00	1,083,064.17

Manistee Housing Commission
Low Rent Public Housing
Statement of Revenue & Expense
For the 1 Month and 1 Month Ended January 31, 2017

Units	1 Month Ended	1 Month		
214	January 31, 2017	January 31, 2017	BUDGET	*OVER/UNDER
Operating Income (Loss)	(14,405.56)	(14,405.56)	2,719.00	17,124.56
Depreciation Expense				
4800 - Depreciation - Current Year	24,750.00	24,750.00	0.00	(24,750.00)
Total Depreciation Expense	24,750.00	24,750.00	0.00	(24,750.00)
Surplus Credits & Charges				
6010 - Prior Year Adj. - Affecting RR	1,009.75	1,009.75	0.00	(1,009.75)
Total Surplus Credits & Charges	1,009.75	1,009.75	0.00	(1,009.75)
Capital Expenditures				
7510 - Principal Payments - EPC	2,405.11	2,405.11	31,245.00	28,839.89
7511 - Principal Payments - F150	373.78	373.78	0.00	(373.78)
7520 - Replacement of Equipment	0.00	0.00	5,000.00	5,000.00
7590 - Operating Expenditures-Contra	(2,778.89)	(2,778.89)	(36,245.00)	(33,466.11)
Total Capital Expenditures	0.00	0.00	0.00	0.00
HUD Net Income (Loss)	(17,820.42)	(17,820.42)	(33,526.00)	(15,705.58)
GAAP Net Income (Loss)	(40,165.31)	(40,165.31)	2,719.00	
Occupancy Percentage				
9996 - Unit Months Leased	201.00	201.00		
9998 - Unit Months Available	214.00	214.00		
Total Occupancy Percentage	93.93%	93.93%		
UNP as of:January 31 2017		332,667.12		

Manistee Housing Commission
Capital Fund 501-16
Statement of Revenue & Expense
For the 1 Month and 1 Month Ended January 31, 2017

1016	1 Month Ended January 31, 2017	1 Month Ended January 31, 2017
Revenues - HUD PHA Grants		
Total HUD PHA Grants	0.00	0.00
Nonrental Income		
Total Nonrental Income	0.00	0.00
Total Operating Income	0.00	0.00
Operating Expenses		
Administration		
Total Administration	0.00	0.00
Ordinary Maint. & Operation		
Total Ordinary Maint. & Oper	0.00	0.00
Depreciation Expense		
Total Depreciation Expense	0.00	0.00
Total Operating Expenses	0.00	0.00
Net Income/(Loss)	0.00	0.00

See Accountants' Compilation Report

Manistee Housing Commission
Capital Fund 501-12

Program ID: MI33P078501-12 **1512**	1 Month Ended January 31, 2017	1 Month Ended January 31, 2017	BUDGET	OVER/UNDER
Administration				
1406 - Operations	$ (40,000.00)	$ 0.00	$ 40,000.00	$ 40,000.00
1408 - Management Improvements	(20,000.00)	0.00	20,000.00	20,000.00
1410 - Administration	(20,000.00)	0.00	20,000.00	20,000.00
Total Administration	(80,000.00)	0.00	80,000.00	80,000.00
A & E				
1430 - A & E Fees	(9,375.91)	0.00	10,000.00	10,000.00
1430.99 - A & E Fees - Soft Costs	(3,531.25)	0.00	0.00	0.00
Total A & E Fees	(12,907.16)	0.00	10,000.00	10,000.00
Site Acquisition				
Total Site Acquisition	0.00	0.00	0.00	0.00
Site Improvements				
Total Site Improvements	0.00	0.00	0.00	0.00
Dwelling Structures				
1460 - Dwelling Structures	(98,941.84)	0.00	101,849.00	101,849.00
Total Dwelling Structures	(98,941.84)	0.00	101,849.00	101,849.00
Dwelling Equipment				
Total Dwelling Equipment	0.00	0.00	0.00	0.00
Nondwelling Structures				
Total Nondwelling Structures	0.00	0.00	0.00	0.00
Nondwelling Equipment				
Total Nondwelling Equip.	0.00	0.00	0.00	0.00
Demolition				
Total Demolition	0.00	0.00	0.00	0.00
Development Activities				
Total Development Activities	0.00	0.00	0.00	0.00
Total Capital Funds Expended	(191,849.00)	0.00	191,849.00	191,849.00
1600 - CFP Funding	(191,849.00)	0.00	191,849.00	191,849.00
Over/(Under) Funding	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Manistee Housing Commission
Capital Fund 501-13

Program ID: MI33P078501-13 **1513**	1 Month Ended January 31, 2017	1 Month Ended January 31, 2017	BUDGET	OVER/UNDER
Administration				
1406 - Operations	$ (39,637.40)	$ 0.00	$ 39,637.40	$ 39,637.40
1408 - Management Improvements	(17,793.00)	0.00	20,000.00	20,000.00
1410 - Administration	(19,818.70)	0.00	19,818.70	19,818.70
Total Administration	(77,249.10)	0.00	79,456.10	79,456.10
A & E				
1430 - A & E Fees	(12,785.00)	0.00	10,543.90	10,543.90
Total A & E Fees	(12,785.00)	0.00	10,543.90	10,543.90
Site Acquisition				
Total Site Acquisition	0.00	0.00	0.00	0.00
Site Improvements				
Total Site Improvements	0.00	0.00	0.00	0.00
Dwelling Structures				
1460 - Dwelling Structures	(104,977.85)	0.00	0.00	0.00
1460.1 - Equipment Upgrade-Harborview	0.00	0.00	80,179.00	80,179.00
1460.2 - Unit Modernization-HA Wide	0.00	0.00	28,008.00	28,008.00
1460.99 - Dwelling Structures-Soft Costs	(3,175.05)	0.00	0.00	0.00
Total Dwelling Structures	(108,152.90)	0.00	108,187.00	108,187.00
Dwelling Equipment				
Total Dwelling Equipment	0.00	0.00	0.00	0.00
Nondwelling Structures				
Total Nondwelling Structures	0.00	0.00	0.00	0.00
Nondwelling Equipment				
Total Nondwelling Equip.	0.00	0.00	0.00	0.00
Demolition				
Total Demolition	0.00	0.00	0.00	0.00
Development Activities				
Total Development Activities	0.00	0.00	0.00	0.00
Total Capital Funds Expended	(198,187.00)	0.00	198,187.00	198,187.00
1600 - CFP Funding	(198,187.00)	0.00	198,187.00	198,187.00
Over/(Under) Funding	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Manistee Housing Commission
Capital Fund 501-14

Program ID: MI33P078501-14 **1514**	1 Month Ended January 31, 2017	CUMULATIVE January 31, 2017	BUDGET	OVER/UNDER
Administration				
1406 - Operations	$ (34,232.00)	$ 0.00	$ 34,232.00	$ 34,232.00
1408 - Management Improvements	(20,000.00)	0.00	20,000.00	20,000.00
1410 - Administration	(19,018.00)	0.00	19,018.00	19,018.00
Total Administration	(73,250.00)	0.00	73,250.00	73,250.00
A & E				
1430 - A & E Fees	(12,170.00)	0.00	16,750.00	16,750.00
1430.99 - A & E Fees - Soft Costs	(4,580.00)	0.00	0.00	0.00
Total A & E Fees	(16,750.00)	0.00	16,750.00	16,750.00
Site Acquisition				
Total Site Acquisition	0.00	0.00	0.00	0.00
Site Improvements				
Total Site Improvements	0.00	0.00	0.00	0.00
Dwelling Structures				
1460 - Dwelling Structures	(100,182.00)	0.00	0.00	0.00
1460.3 - Roof Replacement-Scattered Sites	0.00	0.00	17,000.00	17,000.00
1460.4 - Boiler Replacement	0.00	0.00	2,500.00	2,500.00
1460.5 - Water Heater Replacements	0.00	0.00	2,500.00	2,500.00
1460.6 - HVAC/Split System - Harborview	0.00	0.00	8,000.00	8,000.00
1460.7 - Air Handler Repair - Harborview	0.00	0.00	15,000.00	15,000.00
1460.8 - Corridor Lighting Replacment - CT	0.00	0.00	55,182.00	55,182.00
Total Dwelling Structures	(100,182.00)	0.00	100,182.00	100,182.00
Dwelling Equipment				
Total Dwelling Equipment	0.00	0.00	0.00	0.00
Nondwelling Structures				
Total Nondwelling Structures	0.00	0.00	0.00	0.00
Nondwelling Equipment				
Total Nondwelling Equip.	0.00	0.00	0.00	0.00
Demolition				
Total Demolition	0.00	0.00	0.00	0.00
Development Activities				
Total Development Activities	0.00	0.00	0.00	0.00
Total Capital Funds Expended	(190,182.00)	0.00	190,182.00	190,182.00
1600 - CFP Funding	(190,182.00)	0.00	190,182.00	190,182.00
Over/(Under) Funding	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Manistee Housing Commission
Capital Fund 501-15

Program ID: MI33P078501-15 **1515**	1 Month Ended January 31, 2017	CUMULATIVE January 31, 2017	BUDGET	OVER/UNDER
Administration				
1406 - Operations	$ (37,758.00)	$ 0.00	$ 37,758.00	$ 37,758.00
1408 - Management Improvements	(20,000.00)	0.00	20,000.00	20,000.00
1410 - Administration	(18,879.00)	0.00	18,879.00	18,879.00
Total Administration	(76,637.00)	0.00	76,637.00	76,637.00
A & E				
1430 - A & E Fees	(10,000.00)	0.00	10,000.00	10,000.00
Total A & E Fees	(10,000.00)	0.00	10,000.00	10,000.00
Site Acquisition				
Total Site Acquisition	0.00	0.00	0.00	0.00
Site Improvements				
Total Site Improvements	0.00	0.00	0.00	0.00
Dwelling Structures				
1460 - Dwelling Structures	(87,429.25)	0.00	102,153.00	102,153.00
1460.99 - Dwelling Structures-Soft Costs	(14,723.75)	0.00	0.00	0.00
Total Dwelling Structures	(102,153.00)	0.00	102,153.00	102,153.00
Dwelling Equipment				
Total Dwelling Equipment	0.00	0.00	0.00	0.00
Nondwelling Structures				
Total Nondwelling Structures	0.00	0.00	0.00	0.00
Nondwelling Equipment				
Total Nondwelling Equip.	0.00	0.00	0.00	0.00
Demolition				
Total Demolition	0.00	0.00	0.00	0.00
Development Activities				
Total Development Activities	0.00	0.00	0.00	0.00
Total Capital Funds Expended	(188,790.00)	0.00	188,790.00	188,790.00
1600 - CFP Funding	(188,790.00)	0.00	188,790.00	188,790.00
Over/(Under) Funding	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Manistee Housing Commission
Capital Fund 501-16

Program ID: MI33P078501-16 **1516**	1 Month Ended January 31, 2017	CUMULATIVE January 31, 2017	BUDGET	OVER/UNDER
Administration				
1406 - Operations	$ 0.00	$ 29,680.00	$ 29,680.00	$ 0.00
1408 - Management Improvements	0.00	16,928.43	21,200.00	4,271.57
1410 - Administration	0.00	21,200.00	21,200.00	0.00
Total Administration	0.00	67,808.43	72,080.00	4,271.57
A & E				
1430 - A & E Fees	0.00	5,120.11	15,000.00	9,879.89
Total A & E Fees	0.00	5,120.11	15,000.00	9,879.89
Site Acquisition				
Total Site Acquisition	0.00	0.00	0.00	0.00
Site Improvements				
Total Site Improvements	0.00	0.00	0.00	0.00
Dwelling Structures				
1460 - Dwelling Structures	0.00	26,299.70	109,918.00	83,618.30
1460.99 - Dwelling Structures-Soft Costs	0.00	6,785.06	0.00	(6,785.06)
Total Dwelling Structures	0.00	33,084.76	109,918.00	76,833.24
Dwelling Equipment				
Total Dwelling Equipment	0.00	0.00	0.00	0.00
Nondwelling Structures				
Total Nondwelling Structures	0.00	0.00	0.00	0.00
Nondwelling Equipment				
1475 - Nondwelling Equipment	0.00	0.00	15,000.00	15,000.00
Total Nondwelling Equip.	0.00	0.00	15,000.00	15,000.00
Demolition				
Total Demolition	0.00	0.00	0.00	0.00
Development Activities				
Total Development Activities	0.00	0.00	0.00	0.00
Total Capital Funds Expended	0.00	106,013.30	211,998.00	105,984.70
1600 - CFP Funding	0.00	106,013.30	211,998.00	105,984.70
Over/(Under) Funding	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Date	Reference	T	Account	Description	Amount	Reference Total
01/01/17	8194		10014430.02	Custom Sheet Metal & Heating	174.00	174.00
01/01/17	8195	V	10014420	HD Supply Facilities Mtce	101.37	101.37
01/01/17	8196	V	10012131	Byline Bank	2,405.11	
01/01/17	8196	V	10014580	Byline Bank	6,037.08	
01/01/17	8196	V	10017510	Byline Bank	2,405.11	
01/01/17	8196	V	10017590	Byline Bank	(2,405.11)	8,442.19
01/01/17	8197		10014221	[redacted]	200.00	200.00
01/01/17	8198	V	10014221	[redacted]	100.00	100.00
01/01/17	8199	V	10014221	[redacted]	200.00	200.00
01/01/17	8200		10014221	[redacted]	100.00	100.00
01/01/17	8201	V	10014190.3	The Nelrod Company	199.00	199.00
01/05/17	8202	V	10014185	AT & T	663.42	663.42
01/05/17	8203	V	10014185	AT & T Mobile	953.96	953.96
01/05/17	8204	V	10014185	Charter Business	123.19	
01/05/17	8204	V	10014230	Charter Business	5,223.07	5,346.26
01/05/17	8205	V	10014320	Consumers Energy	8,728.59	8,728.59
01/05/17	8206		10011122	Consumers Energy	231.93	231.93
01/05/17	8207		10011122	Consumers Energy	162.20	162.20
01/05/17	8208	V	10014420	Fastenal Company	800.01	800.01
01/05/17	8209		10014430.08	Forbes Sanitation & Excavation, Inc.	150.00	150.00
01/05/17	8210	V	10014430.09	Griffin Pest Solutions	862.00	862.00
01/05/17	8211	V	10014170	H.A.A.S., Inc.	686.88	686.88
01/05/17	8212	V	10014190.5	McCardel Water Conditioning	8.00	
01/05/17	8212	V	10014420	McCardel Water Conditioning	226.60	
01/05/17	8212	V	10014430.12	McCardel Water Conditioning	75.00	309.60
01/05/17	8213	V	10014190.3	Next IT	562.75	562.75
01/05/17	8214	V	10014420	Olson Lumber Company	544.00	544.00
01/05/17	8215	V	10014190.5	The PI Company	97.60	97.60
01/05/17	8216	V	10014430.04	Schindler Elevator Corp.	596.34	596.34
01/05/17	8217		10012111	Spicer Group	12,406.96	12,406.96
01/24/17	8218	V	10014430.01	Allied Waste Services	1,403.87	1,403.87
01/24/17	8219	V	10014510	AmTrust North America Inc	723.00	723.00
01/24/17	8220	V	10014185	AT & T Long Distance	78.19	78.19
01/24/17	8221		10014420	Cadillac Plumbing & Heating Supply Co., Inc.	57.45	57.45

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Date	Reference	T	Account	Description	Amount	Reference Total
01/24/17	8222	V	10014190.3	CDM Mobile Shredding, Inc	45.00	45.00
01/24/17	8223	V	10014310	City of Manistee	4,868.62	4,868.62
01/24/17	8224	V	10014320	Consumers Energy	8,830.97	8,830.97
01/24/17	8225		10011122	Consumers Energy	96.82	96.82
01/24/17	8226	V	10014430.11	Crystal Lock & Supply	656.20	656.20
01/24/17	8227		10014430.02	Custom Sheet Metal & Heating	309.92	309.92
01/24/17	8228	V	10014330	DTE Energy	4,375.18	4,375.18
01/24/17	8229	V	10014190.5	Equifax	46.55	46.55
01/24/17	8230	V	10014430.09	Griffin Pest Solutions	985.00	985.00
01/24/17	8231	V	10014190.3	Housing Data Systems	200.00	200.00
01/24/17	8232	V	10014420	HD Supply Facilities Mtce	696.33	696.33
01/24/17	8233	V	10014190.3	Kushner & Company	51.08	51.08
01/24/17	8234	V	10014130	Mika Meyers Beckett & Jones PLC	1,855.60	1,855.60
01/24/17	8235		10014150	Monica Otis	716.10	716.10
01/24/17	8236	V	10014190.3	Next IT	1,468.75	1,468.75
01/24/17	8237	V	10014190.3	Pitney Bowes	404.40	404.40
01/24/17	8238	V	10014182	Principal Financial Group	592.62	
01/24/17	8238	V	10014433	Principal Financial Group	671.42	1,264.04
01/24/17	8239		10014190.3	U.S. Bank Equipment Finance	578.45	578.45
01/24/17	8240	V	10014420	Wahr Hardware	65.53	65.53
01/31/17	MI078		10011111.2	Cash Disbursements	(72,396.11)	(72,396.11)
					Transaction Balance	0.00

Total Debits 74,801.22 Total Credits 74,801.22 A/C Hash Total 550776012.680

Number of Transactions 55

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Date	Reference	T	Account	Description	Amount	Reference Total
01/31/17	100		10011111.2	January Cash Receipts	52,573.60	
01/31/17	100		10011122	January TAR Collections	(50,322.42)	
01/31/17	100		10011122.1	January Bad Debt Collections	(64.60)	
01/31/17	100		10012114	January Security Deposit Collections	(612.00)	
01/31/17	100		10013690.4	Laundry Revenue	(1,004.38)	
01/31/17	100		10014150	Reimbursement for Flight - Otis	(570.20)	
01/31/17	101		10011111.2	Operating Subsidy	37,539.00	
01/31/17	101		10013401.2	Operating Subsidy	(37,539.00)	
01/31/17	102		10011111.2	CFP Grants	13,251.96	
01/31/17	102		10011125	501-16 CFP Grant	(5,120.11)	
01/31/17	102		10011125	501-15 CFP Grant	(8,131.85)	
01/31/17	103		10011111.2	Sweep Interest	81.33	
01/31/17	103		10011111.2	NOW Interest	0.22	
01/31/17	103		10011111.3	HRA Interest	0.49	
01/31/17	103		10011111.4	MM Savings Interest	4.39	
01/31/17	103		10013610	Interest Income	(86.43)	
					Transaction Balance	0.00

Total Debits 103,450.99 Total Credits 103,450.99 A/C Hash Total 160189238.400

Number of Transactions 16

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Date	Reference	T	Account	Description	Amount	Reference Total
01/31/17	300		10011111.2	To record charges to tenants per Jan 2017 Statement of Operations.	(1,086.00)	
01/31/17	300		10011122	To record charges to tenants per Jan 2017 Statement of Operations.	48,890.46	
01/31/17	300		10013110	To record charges to tenants per Jan 2017 Statement of Operations.	(40,428.00)	
01/31/17	300		10013120	To record charges to tenants per Jan 2017 Statement of Operations.	(681.61)	
01/31/17	300		10013689	To record charges to tenants per Jan 2017 Statement of Operations.	(4,572.35)	
01/31/17	300		10013690	To record charges to tenants per Jan 2017 Statement of Operations.	(2,122.50)	
01/31/17	301		10011122	To record transfers of security deposits to A/R per Jan 2017 Statement of Operations.	(1,098.54)	
01/31/17	301		10012114	To record transfers of security deposits to A/R per Jan 2017 Statement of Operations.	1,098.54	
01/31/17	302		10012114	To close security deposit due to abandonment of unit per Jan 2017 Statement of Operations.	332.00	
01/31/17	302		10013690	To close security deposit due to abandonment of unit per Jan 2017 Statement of Operations.	(332.00)	
01/31/17	303		10011122	To reclassify tenants prepaid rent recorded @ FYE 12/31/2016.	(6,199.88)	
01/31/17	303		10012240	To reclassify tenants prepaid rent recorded @ FYE 12/31/2016.	6,199.88	
01/31/17	304		10011129	To write off Blight Elimination Grant receivable per Board Resolution #2017-02 dated 01/24/2017.	(1,009.75)	
01/31/17	304		10016010	To write off Blight Elimination Grant receivable per Board Resolution #2017-02 dated 01/24/2017.	1,009.75	
01/31/17	305		10011111.2	To record MERS PURCHASE per Jan 2017 bank statement.	(1,217.26)	
01/31/17	305		10012117.5	To record MERS PURCHASE per Jan 2017 bank statement.	1,217.26	
01/31/17	306		10011111.2	To record SWWF debit for payment of health insurance per Jan 2017 bank statement.	(8,482.58)	
01/31/17	306		10012117.4	To record SWWF debit for payment of health insurance per Jan 2017 bank statement.	1,193.10	
01/31/17	306		10014182	To record SWWF debit for payment of health insurance per Jan 2017 bank statement.	3,358.82	
01/31/17	306		10014433	To record SWWF debit for payment of health insurance per Jan 2017 bank statement.	3,930.66	
01/31/17	307		10011111.3	To record HRA transactions per Jan 2017 bank statement.	(705.88)	
01/31/17	307		10012117.12	To record HRA transactions per Jan 2017 bank statement.	705.88	
01/31/17	308		10011111.2	To record Jan 2017 payroll transactions		

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
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Date	Reference	T	Account	Description	Amount	Reference Total
				per MyPay reports & bank statement.	(22,658.33)	
01/31/17	308		10012117.12	To record Jan 2017 payroll transactions per MyPay reports & bank statement.	(380.00)	
01/31/17	308		10012117.4	To record Jan 2017 payroll transactions per MyPay reports & bank statement.	(1,193.10)	
01/31/17	308		10012117.5	To record Jan 2017 payroll transactions per MyPay reports & bank statement.	(1,288.66)	
01/31/17	308		10012117.6	To record Jan 2017 payroll transactions per MyPay reports & bank statement.	(3.00)	
01/31/17	308		10012117.9	To record Jan 2017 payroll transactions per MyPay reports & bank statement.	(120.44)	
01/31/17	308		10014110	To record Jan 2017 payroll transactions per MyPay reports & bank statement.	13,153.05	
01/31/17	308		10014182	To record Jan 2017 payroll transactions per MyPay reports & bank statement.	2,146.09	
01/31/17	308		10014190.3	To record Jan 2017 payroll transactions per MyPay reports & bank statement.	259.05	
01/31/17	308		10014410	To record Jan 2017 payroll transactions per MyPay reports & bank statement.	8,687.01	
01/31/17	308		10014433	To record Jan 2017 payroll transactions per MyPay reports & bank statement.	1,398.33	
01/31/17	309		10011290	To reclassify expenses deferred @ FYE 12/31/2016.	(2,757.37)	
01/31/17	309		10012133	To reclassify expenses deferred @ FYE 12/31/2016.	373.78	
01/31/17	309		10014182	To reclassify expenses deferred @ FYE 12/31/2016.	1,077.00	
01/31/17	309		10014190.2	To reclassify expenses deferred @ FYE 12/31/2016.	180.00	
01/31/17	309		10014433	To reclassify expenses deferred @ FYE 12/31/2016.	1,019.34	
01/31/17	309		10014580	To reclassify expenses deferred @ FYE 12/31/2016.	107.25	
01/31/17	309		10017511	To reclassify expenses deferred @ FYE 12/31/2016.	373.78	
01/31/17	309		10017590	To reclassify expenses deferred @ FYE 12/31/2016.	(373.78)	
01/31/17	310		15121406	To remove completed CFP memo accounts.	(40,000.00)	
01/31/17	310		15121408	To remove completed CFP memo accounts.	(20,000.00)	
01/31/17	310		15121410	To remove completed CFP memo accounts.	(20,000.00)	
01/31/17	310		15121430	To remove completed CFP memo accounts.	(9,375.91)	
01/31/17	310		15121430.99	To remove completed CFP memo accounts.	(3,531.25)	
01/31/17	310		15121460	To remove completed CFP memo accounts.	(98,941.84)	
01/31/17	310		15121600	To remove completed CFP memo accounts.	(191,849.00)	
01/31/17	310		15121699	To remove completed CFP memo accounts.	191,849.00	
01/31/17	310		15129800	To remove completed CFP memo accounts.	191,849.00	
01/31/17	310		15131406	To remove completed CFP memo accounts.	(39,637.40)	
01/31/17	310		15131408	To remove completed CFP memo accounts.	(17,793.00)	
01/31/17	310		15131410	To remove completed CFP memo accounts.	(19,818.70)	

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Date	Reference	T	Account	Description	Amount	Reference Total
01/31/17	310		15131430	To remove completed CFP memo accounts.	(12,785.00)	
01/31/17	310		15131460	To remove completed CFP memo accounts.	(104,977.85)	
01/31/17	310		15131460.99	To remove completed CFP memo accounts.	(3,175.05)	
01/31/17	310		15131600	To remove completed CFP memo accounts.	(198,187.00)	
01/31/17	310		15131699	To remove completed CFP memo accounts.	198,187.00	
01/31/17	310		15139800	To remove completed CFP memo accounts.	198,187.00	
01/31/17	310		15141406	To remove completed CFP memo accounts.	(34,232.00)	
01/31/17	310		15141408	To remove completed CFP memo accounts.	(20,000.00)	
01/31/17	310		15141410	To remove completed CFP memo accounts.	(19,018.00)	
01/31/17	310		15141430	To remove completed CFP memo accounts.	(12,170.00)	
01/31/17	310		15141430.99	To remove completed CFP memo accounts.	(4,580.00)	
01/31/17	310		15141460	To remove completed CFP memo accounts.	(100,182.00)	
01/31/17	310		15141600	To remove completed CFP memo accounts.	(190,182.00)	
01/31/17	310		15141699	To remove completed CFP memo accounts.	190,182.00	
01/31/17	310		15149800	To remove completed CFP memo accounts.	190,182.00	
01/31/17	310		15151406	To remove completed CFP memo accounts.	(37,758.00)	
01/31/17	310		15151408	To remove completed CFP memo accounts.	(20,000.00)	
01/31/17	310		15151410	To remove completed CFP memo accounts.	(18,879.00)	
01/31/17	310		15151430	To remove completed CFP memo accounts.	(10,000.00)	
01/31/17	310		15151460	To remove completed CFP memo accounts.	(87,429.25)	
01/31/17	310		15151460.99	To remove completed CFP memo accounts.	(14,723.75)	
01/31/17	310		15151600	To remove completed CFP memo accounts.	(188,790.00)	
01/31/17	310		15151699	To remove completed CFP memo accounts.	188,790.00	
01/31/17	310		15159800	To remove completed CFP memo accounts.	188,790.00	
01/31/17	311		10011111.2	To record CK 8249 dated 2/1/17 that cleared the bank in January 2017.	(509.46)	
01/31/17	311		10011690	To record CK 8249 dated 2/1/17 that cleared the bank in January 2017.	509.46	
01/31/17	A1	S	10019998	To record unit months available.	214.00	
01/31/17	A1	S	10019999	To record unit months available.	(214.00)	
01/31/17	A2	S	10012137	To record estimated monthly PILOT expense.	(3,290.00)	
01/31/17	A2	S	10014520	To record estimated monthly PILOT expense.	3,290.00	
01/31/17	A3	S	10011400.95	To record estimated monthly depreciation		

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Date	Reference	T	Account	Description	Amount	Reference Total
				expense.	(24,750.00)	
01/31/17	A3	S	10014800	To record estimated monthly depreciation expense.	24,750.00	
01/31/17	RT1	S	10019996	To record units leased.	201.00	
01/31/17	RT1	S	10019997	To record units leased.	(201.00)	
01/31/17	RT2	S	10011211	To record monthly insurance write off.	(6,042.34)	
01/31/17	RT2	S	10014510	To record monthly insurance write off.	6,042.34	
					Transaction Balance	0.00

Total Debits 1,669,733.83 Total Credits 1,669,733.83 A/C Hash Total 1075660623.250

Number of Transactions 89

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Date	Reference	T	Account	Description	Amount	Reference Total
01/11/17	13139	V	10011111.3	CMHC - West Shore FSA	190.00	190.00
01/11/17	13140	V	10012117.6	United Steel Workers	3.00	3.00
01/11/17	13141	V	10012117.9	United Steel Workers	59.91	59.91
01/25/17	13142	V	10011111.3	CMHC - West Shore FSA	190.00	190.00
01/25/17	13143	V	10012117.9	United Steel Workers	60.53	60.53
01/31/17	MI078		10011111.2	Cash Disbursements	(503.44)	(503.44)
					Transaction Balance	0.00

Total Debits 503.44 Total Credits 503.44 A/C Hash Total 60069687.200

Number of Transactions 6

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PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10011111.2	**NOW Account**			365,120.64		
01/31/17	100		January Cash Receipts		52,573.60	
01/31/17	101		Operating Subsidy		37,539.00	
01/31/17	102		CFP Grants		13,251.96	
01/31/17	103		NOW Interest		0.22	
01/31/17	103		Sweep Interest		81.33	
01/31/17	300		To record charges to tenants per Jan 2017 Statement of Operations.		(1,086.00)	
01/31/17	305		To record MERS PURCHASE per Jan 2017 bank statement.		(1,217.26)	
01/31/17	306		To record SWWF debit for payment of health insurance per Jan 2017 bank statement.		(8,482.58)	
01/31/17	308		To record Jan 2017 payroll transactions per MyPay reports & bank statement.		(22,658.33)	
01/31/17	311		To record CK 8249 dated 2/1/17 that cleared the bank in January 2017.		(509.46)	
01/31/17	MI078		Cash Disbursements		(72,396.11)	
01/31/17	MI078		Cash Disbursements		(503.44)	
					(3,407.07)	361,713.57
10011111.3	**HRA Account**			11,830.19		
01/31/17	103		HRA Interest		0.49	
01/31/17	307		To record HRA transactions per Jan 2017 bank statement.		(705.88)	
01/11/17	13139	V	CMHC - West Shore FSA		190.00	
01/25/17	13142	V	CMHC - West Shore FSA		190.00	
					(325.39)	11,504.80
10011111.4	**Money Market Savings**			51,773.87		
01/31/17	103		MM Savings Interest		4.39	
					4.39	51,778.26
10011117	**Petty Cash Fund**			250.00		
					0.00	250.00
10011118	**Change Fund**			50.00		
					0.00	50.00
10011122	**Tenants Accounts Receivable**			15,080.59		
01/31/17	100		January TAR Collections		(50,322.42)	
01/31/17	300		To record charges to tenants per Jan 2017 Statement of Operations.		48,890.46	
01/31/17	301		To record transfers of security deposits to A/R per Jan 2017 Statement of Operations.		(1,098.54)	
01/31/17	303		To reclassify tenants prepaid rent recorded @ FYE 12/31/2016.		(6,199.88)	
01/05/17	8206		Consumers Energy		231.93	
01/05/17	8207		Consumers Energy		162.20	
01/24/17	8225		Consumers Energy		96.82	
					(8,239.43)	6,841.16
10011122.1	**Allowance for Doubtful Accounts**			(2,379.77)		
01/31/17	100		January Bad Debt Collections		(64.60)	
					(64.60)	(2,444.37)

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10011125	**Accounts Receivable - HUD**			13,251.96		
01/31/17	102		501-15 CFP Grant		(8,131.85)	
01/31/17	102		501-16 CFP Grant		(5,120.11)	
					(13,251.96)	0.00
10011129	**Accounts Receivable-Other**			7,413.04		
01/31/17	304		To write off Blight Elimination Grant receivable per Board Resolution #2017-02 dated 01/24/2017.		(1,009.75)	
					(1,009.75)	6,403.29
10011211	**Prepaid Insurance**			16,297.56		
01/31/17	RT2	S	To record monthly insurance write off.		(6,042.34)	
					(6,042.34)	10,255.22
10011290	**Other Prepaid Expenses**			2,757.37		
01/31/17	309		To reclassify expenses deferred @ FYE 12/31/2016.		(2,757.37)	
					(2,757.37)	0.00
10011400.6	**Land**			360,271.62		
					0.00	360,271.62
10011400.61	**Land Improvements**			89,807.07		
					0.00	89,807.07
10011400.7	**Buildings**			4,657,515.77		
					0.00	4,657,515.77
10011400.71	**Building Improvements**			5,358,094.21		
					0.00	5,358,094.21
10011400.72	**Non-dwelling Structures**			7,050.00		
					0.00	7,050.00
10011400.8	**Furn., Equip., Mach.-Dwellings**			253,131.90		
					0.00	253,131.90
10011400.9	**Furn., Equip., Mach.-Admin**			553,586.52		
					0.00	553,586.52
10011400.95	**Accumulated Depreciation-ALL**			(8,176,215.56)		
01/31/17	A3	S	To record estimated monthly depreciation expense.		(24,750.00)	
					(24,750.00)	(8,200,965.56)
10011690	**Undistributed Debits**			0.00		
01/31/17	311		To record CK 8249 dated 2/1/17 that cleared the bank in January 2017.		509.46	
					509.46	509.46

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10011701			**Deferred Outflows**	43,657.00		
					0.00	43,657.00
10012111			**Vendors and Contractors**	(42,416.28)		
01/05/17	8217		Spicer Group		12,406.96	
					12,406.96	(30,009.32)
10012114			**Tenant Security Deposits**	(47,504.00)		
01/31/17	100		January Security Deposit Collections		(612.00)	
01/31/17	301		To record transfers of security deposits to A/R per Jan 2017 Statement of Operations.		1,098.54	
01/31/17	302		To close security deposit due to abandonment of unit per Jan 2017 Statement of Operations.		332.00	
					818.54	(46,685.46)
10012117.12			**FSA Withheld**	(1,730.98)		
01/31/17	307		To record HRA transactions per Jan 2017 bank statement.		705.88	
01/31/17	308		To record Jan 2017 payroll transactions per MyPay reports & bank statement.		(380.00)	
					325.88	(1,405.10)
10012117.4			**125 Medical Withheld**	0.00		
01/31/17	306		To record SWWF debit for payment of health insurance per Jan 2017 bank statement.		1,193.10	
01/31/17	308		To record Jan 2017 payroll transactions per MyPay reports & bank statement.		(1,193.10)	
					0.00	0.00
10012117.5			**Pension Withheld**	(1,217.26)		
01/31/17	305		To record MERS PURCHASE per Jan 2017 bank statement.		1,217.26	
01/31/17	308		To record Jan 2017 payroll transactions per MyPay reports & bank statement.		(1,288.66)	
					(71.40)	(1,288.66)
10012117.6			**PAC Withheld**	0.00		
01/31/17	308		To record Jan 2017 payroll transactions per MyPay reports & bank statement.		(3.00)	
01/11/17	13140	V	United Steel Workers		3.00	
					0.00	0.00
10012117.9			**Union Dues Withheld**	0.00		
01/31/17	308		To record Jan 2017 payroll transactions per MyPay reports & bank statement.		(120.44)	
01/11/17	13141	V	United Steel Workers		59.91	
01/25/17	13143	V	United Steel Workers		60.53	
					0.00	0.00
10012119.2			**Interfund Payble - DVG**	(1,935.90)		
					0.00	(1,935.90)
10012131			**EPC Loan - Current**	(31,244.73)		

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10012131			**EPC Loan - Current (cont.)**			
01/01/17	8196	V	Byline Bank		2,405.11	
					2,405.11	(28,839.62)
10012132			**EPC Loan - Noncurrent**	(1,101,127.74)		
					0.00	(1,101,127.74)
10012133			**Capital Lease - 2016 F250 - Current**	(4,609.75)		
01/31/17	309		To reclassify expenses deferred @ FYE 12/31/2016.		373.78	
					373.78	(4,235.97)
10012135			**Accrued Salaries and Wages**	(5,336.86)		
					0.00	(5,336.86)
10012135.1			**Accrued Comp. Absences-Current**	(20,831.82)		
					0.00	(20,831.82)
10012135.3			**Accrued Comp. Absences-Non Current**	(6,996.79)		
					0.00	(6,996.79)
10012137			**Payments in Lieu of Taxes**	(32,867.14)		
01/31/17	A2	S	To record estimated monthly PILOT expense.		(3,290.00)	
					(3,290.00)	(36,157.14)
10012138			**Net Pension Liability**	(7,578.00)		
					0.00	(7,578.00)
10012139			**Capital Lease - 2016 F250 - Non Current**	(17,020.14)		
					0.00	(17,020.14)
10012240			**Tenants Prepaid Rent**	(6,199.88)		
01/31/17	303		To reclassify tenants prepaid rent recorded @ FYE 12/31/2016.		6,199.88	
					6,199.88	0.00
10012806			**Unrestricted Net Position**	(350,487.54)		
					0.00	(350,487.54)
10012806.1			**Invested in Capital Assets**	(1,949,239.17)		
					0.00	(1,949,239.17)
10012820			**HUD Operating Reserve - Memo**	(350,487.54)		
					0.00	(350,487.54)
10012820.1			**HUD Operating Reserve-Contra**	350,487.54		
					0.00	350,487.54

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10013110			**Dwelling Rental Revenue**	0.00		
01/31/17	300		To record charges to tenants per Jan 2017 Statement of Operations.		(40,428.00)	
					(40,428.00)	(40,428.00)
10013120			**Tenant Revenue - Excess Utilities**	0.00		
01/31/17	300		To record charges to tenants per Jan 2017 Statement of Operations.		(681.61)	
					(681.61)	(681.61)
10013401.2			**Operating Subsidy**	0.00		
01/31/17	101		Operating Subsidy		(37,539.00)	
					(37,539.00)	(37,539.00)
10013610			**Interest Income**	0.00		
01/31/17	103		Interest Income		(86.43)	
					(86.43)	(86.43)
10013689			**Tenant Revenue - Cable TV**	0.00		
01/31/17	300		To record charges to tenants per Jan 2017 Statement of Operations.		(4,572.35)	
					(4,572.35)	(4,572.35)
10013690			**Tenant Revenue - Other**	0.00		
01/31/17	300		To record charges to tenants per Jan 2017 Statement of Operations.		(2,122.50)	
01/31/17	302		To close security deposit due to abandonment of unit per Jan 2017 Statement of Operations.		(332.00)	
					(2,454.50)	(2,454.50)
10013690.4			**Laundry Revenue**	0.00		
01/31/17	100		Laundry Revenue		(1,004.38)	
					(1,004.38)	(1,004.38)
10014110			**Administrative Wages**	0.00		
01/31/17	308		To record Jan 2017 payroll transactions per MyPay reports & bank statement.		13,153.05	
					13,153.05	13,153.05
10014130			**Legal Expense**	0.00		
01/24/17	8234	V	Mika Meyers Beckett & Jones PLC		1,855.60	
					1,855.60	1,855.60
10014150			**Travel Expense**	0.00		
01/31/17	100		Reimbursement for Flight - Otis		(570.20)	
01/24/17	8235		Monica Otis		716.10	
					145.90	145.90
10014170			**Accounting Fees**	0.00		
01/05/17	8211	V	H.A.A.S., Inc.		686.88	

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10014170			**Accounting Fees (cont.)**			
					686.88	686.88
10014182			**Employee Benefits - Admin**	0.00		
01/31/17	306		To record SWWF debit for payment of health insurance per Jan 2017 bank statement.		3,358.82	
01/31/17	308		To record Jan 2017 payroll transactions per MyPay reports & bank statement.		2,146.09	
01/31/17	309		To reclassify expenses deferred @ FYE 12/31/2016.		1,077.00	
01/24/17	8238	V	Principal Financial Group		592.62	
					7,174.53	7,174.53
10014185			**Telephone**	0.00		
01/05/17	8202	V	AT & T		663.42	
01/05/17	8203	V	AT & T Mobile		953.96	
01/05/17	8204	V	Charter Business		123.19	
01/24/17	8220	V	AT & T Long Distance		78.19	
					1,818.76	1,818.76
10014190.2			**Membership Dues and Fees**	0.00		
01/31/17	309		To reclassify expenses deferred @ FYE 12/31/2016.		180.00	
					180.00	180.00
10014190.3			**Admin Service Contracts**	0.00		
01/31/17	308		To record Jan 2017 payroll transactions per MyPay reports & bank statement.		259.05	
01/01/17	8201	V	The Nelrod Company		199.00	
01/05/17	8213	V	Next IT		562.75	
01/24/17	8222	V	CDM Mobile Shredding, Inc		45.00	
01/24/17	8231	V	Housing Data Systems		200.00	
01/24/17	8233	V	Kushner & Company		51.08	
01/24/17	8236	V	Next IT		1,468.75	
01/24/17	8237	V	Pitney Bowes		404.40	
01/24/17	8239		U.S. Bank Equipment Finance		578.45	
					3,768.48	3,768.48
10014190.5			**Other Sundry-Misc.**	0.00		
01/05/17	8212	V	McCardel Water Conditioning		8.00	
01/05/17	8215	V	The PI Company		97.60	
01/24/17	8229	V	Equifax		46.55	
					152.15	152.15
10014221			**Resident Employee Stipend**	0.00		
01/01/17	8197		[redacted]		200.00	
01/01/17	8198	V	[redacted]		100.00	
01/01/17	8199	V	[redacted]		200.00	
01/01/17	8200		[redacted]		100.00	
					600.00	600.00
10014230			**Contract Costs-Cable & Other**	0.00		
01/05/17	8204	V	Charter Business		5,223.07	
					5,223.07	5,223.07

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10014310			**Water & Sewer**	0.00		
01/24/17	8223	V	City of Manistee		4,868.62	
					4,868.62	4,868.62
10014320			**Electricity**	0.00		
01/05/17	8205	V	Consumers Energy		8,728.59	
01/24/17	8224	V	Consumers Energy		8,830.97	
					17,559.56	17,559.56
10014330			**Gas**	0.00		
01/24/17	8228	V	DTE Energy		4,375.18	
					4,375.18	4,375.18
10014410			**Maintenance Wages**	0.00		
01/31/17	308		To record Jan 2017 payroll transactions per MyPay reports & bank statement.		8,687.01	
					8,687.01	8,687.01
10014420			**Materials**	0.00		
01/01/17	8195	V	HD Supply Facilities Mtce		101.37	
01/05/17	8208	V	Fastenal Company		800.01	
01/05/17	8212	V	McCardel Water Conditioning		226.60	
01/05/17	8214	V	Olson Lumber Company		544.00	
01/24/17	8221		Cadillac Plumbing & Heating Supply Co., Inc.		57.45	
01/24/17	8232	V	HD Supply Facilities Mtce		696.33	
01/24/17	8240	V	Wahr Hardware		65.53	
					2,491.29	2,491.29
10014430.01			**Garbage Removal**	0.00		
01/24/17	8218	V	Allied Waste Services		1,403.87	
					1,403.87	1,403.87
10014430.02			**Heating & Cooling Contracts**	0.00		
01/01/17	8194		Custom Sheet Metal & Heating		174.00	
01/24/17	8227		Custom Sheet Metal & Heating		309.92	
					483.92	483.92
10014430.04			**Elevator Contracts**	0.00		
01/05/17	8216	V	Schindler Elevator Corp.		596.34	
					596.34	596.34
10014430.08			**Plumbing Contracts**	0.00		
01/05/17	8209		Forbes Sanitation & Excavation, Inc.		150.00	
					150.00	150.00
10014430.09			**Extermination Contracts**	0.00		
01/05/17	8210	V	Griffin Pest Solutions		862.00	
01/24/17	8230	V	Griffin Pest Solutions		985.00	
					1,847.00	1,847.00

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT: PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTICIPANTS REDACTED

Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10014430.11			**Routine Maintenance Contracts**	0.00		
01/24/17	8226	V	Crystal Lock & Supply		656.20	
					656.20	656.20
10014430.12			**Miscellaneous Contracts**	0.00		
01/05/17	8212	V	McCardel Water Conditioning		75.00	
					75.00	75.00
10014433			**Employee Benefits - Maint.**	0.00		
01/31/17	306		To record SWWF debit for payment of health insurance per Jan 2017 bank statement.		3,930.66	
01/31/17	308		To record Jan 2017 payroll transactions per MyPay reports & bank statement.		1,398.33	
01/31/17	309		To reclassify expenses deferred @ FYE 12/31/2016.		1,019.34	
01/24/17	8238	V	Principal Financial Group		671.42	
					7,019.75	7,019.75
10014510			**Insurance**	0.00		
01/24/17	8219	V	AmTrust North America Inc		723.00	
01/31/17	RT2	S	To record monthly insurance write off.		6,042.34	
					6,765.34	6,765.34
10014520			**Payment in Lieu of Taxes**	0.00		
01/31/17	A2	S	To record estimated monthly PILOT expense.		3,290.00	
					3,290.00	3,290.00
10014580			**Interest Expense**	0.00		
01/31/17	309		To reclassify expenses deferred @ FYE 12/31/2016.		107.25	
01/01/17	8196	V	Byline Bank		6,037.08	
					6,144.33	6,144.33
10014800			**Depreciation - Current Year**	0.00		
01/31/17	A3	S	To record estimated monthly depreciation expense.		24,750.00	
					24,750.00	24,750.00
10016010			**Prior Year Adj. - Affecting RR**	0.00		
01/31/17	304		To write off Blight Elimination Grant receivable per Board Resolution #2017-02 dated 01/24/2017.		1,009.75	
					1,009.75	1,009.75
10017510			**Principal Payments - EPC**	0.00		
01/01/17	8196	V	Byline Bank		2,405.11	
					2,405.11	2,405.11
10017511			**Principal Payments - F150**	0.00		
01/31/17	309		To reclassify expenses deferred @ FYE 12/31/2016.		373.78	
					373.78	373.78
10017590			**Operating Expenditures-Contra**	0.00		
01/31/17	309		To reclassify expenses deferred @ FYE 12/31/2016.		(373.78)	

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
10017590	**Operating Expenditures-Contra (cont.)**					
01/01/17	8196	V	Byline Bank		(2,405.11)	
					(2,778.89)	(2,778.89)
10019996	**Unit Months Leased**			0.00		
01/31/17	RT1	S	To record units leased.		201.00	
					201.00	201.00
10019997	**Unit Months Leased - Contra**			0.00		
01/31/17	RT1	S	To record units leased.		(201.00)	
					(201.00)	(201.00)
10019998	**Unit Months Available**			0.00		
01/31/17	A1	S	To record unit months available.		214.00	
					214.00	214.00
10019999	**Unit Months Available - Contra**			0.00		
01/31/17	A1	S	To record unit months available.		(214.00)	
					(214.00)	(214.00)
15121406	**Operations**			40,000.00		
01/31/17	310		To remove completed CFP memo accounts.		(40,000.00)	
					(40,000.00)	0.00
15121408	**Management Improvements**			20,000.00		
01/31/17	310		To remove completed CFP memo accounts.		(20,000.00)	
					(20,000.00)	0.00
15121410	**Administration**			20,000.00		
01/31/17	310		To remove completed CFP memo accounts.		(20,000.00)	
					(20,000.00)	0.00
15121430	**A & E Fees**			9,375.91		
01/31/17	310		To remove completed CFP memo accounts.		(9,375.91)	
					(9,375.91)	0.00
15121430.99	**A & E Fees - Soft Costs**			3,531.25		
01/31/17	310		To remove completed CFP memo accounts.		(3,531.25)	
					(3,531.25)	0.00
15121460	**Dwelling Structures**			98,941.84		
01/31/17	310		To remove completed CFP memo accounts.		(98,941.84)	
					(98,941.84)	0.00
15121600	**CFP Funding**			191,849.00		
01/31/17	310		To remove completed CFP memo accounts.		(191,849.00)	
					(191,849.00)	0.00

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
15121699	**CFP Funding - Contra**			(191,849.00)		
01/31/17	310		To remove completed CFP memo accounts.		191,849.00	
					191,849.00	0.00
15129800	**CFP Cost - Contra**			(191,849.00)		
01/31/17	310		To remove completed CFP memo accounts.		191,849.00	
					191,849.00	0.00
15131406	**Operations**			39,637.40		
01/31/17	310		To remove completed CFP memo accounts.		(39,637.40)	
					(39,637.40)	0.00
15131408	**Management Improvements**			17,793.00		
01/31/17	310		To remove completed CFP memo accounts.		(17,793.00)	
					(17,793.00)	0.00
15131410	**Administration**			19,818.70		
01/31/17	310		To remove completed CFP memo accounts.		(19,818.70)	
					(19,818.70)	0.00
15131430	**A & E Fees**			12,785.00		
01/31/17	310		To remove completed CFP memo accounts.		(12,785.00)	
					(12,785.00)	0.00
15131460	**Dwelling Structures**			104,977.85		
01/31/17	310		To remove completed CFP memo accounts.		(104,977.85)	
					(104,977.85)	0.00
15131460.99	**Dwelling Structures-Soft Costs**			3,175.05		
01/31/17	310		To remove completed CFP memo accounts.		(3,175.05)	
					(3,175.05)	0.00
15131600	**CFP Funding**			198,187.00		
01/31/17	310		To remove completed CFP memo accounts.		(198,187.00)	
					(198,187.00)	0.00
15131699	**CFP Funding - Contra**			(198,187.00)		
01/31/17	310		To remove completed CFP memo accounts.		198,187.00	
					198,187.00	0.00
15139800	**CFP Cost - Contra**			(198,187.00)		
01/31/17	310		To remove completed CFP memo accounts.		198,187.00	
					198,187.00	0.00
15141406	**Operations**			34,232.00		
01/31/17	310		To remove completed CFP memo accounts.		(34,232.00)	
					(34,232.00)	0.00

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
15141408	**Management Improvements**			20,000.00		
01/31/17	310		To remove completed CFP memo accounts.		(20,000.00)	
					(20,000.00)	0.00
15141410	**Administration**			19,018.00		
01/31/17	310		To remove completed CFP memo accounts.		(19,018.00)	
					(19,018.00)	0.00
15141430	**A & E Fees**			12,170.00		
01/31/17	310		To remove completed CFP memo accounts.		(12,170.00)	
					(12,170.00)	0.00
15141430.99	**A & E Fees - Soft Costs**			4,580.00		
01/31/17	310		To remove completed CFP memo accounts.		(4,580.00)	
					(4,580.00)	0.00
15141460	**Dwelling Structures**			100,182.00		
01/31/17	310		To remove completed CFP memo accounts.		(100,182.00)	
					(100,182.00)	0.00
15141600	**CFP Funding**			190,182.00		
01/31/17	310		To remove completed CFP memo accounts.		(190,182.00)	
					(190,182.00)	0.00
15141699	**CFP Funding - Contra**			(190,182.00)		
01/31/17	310		To remove completed CFP memo accounts.		190,182.00	
					190,182.00	0.00
15149800	**CFP Cost - Contra**			(190,182.00)		
01/31/17	310		To remove completed CFP memo accounts.		190,182.00	
					190,182.00	0.00
15151406	**Operations**			37,758.00		
01/31/17	310		To remove completed CFP memo accounts.		(37,758.00)	
					(37,758.00)	0.00
15151408	**Management Improvements**			20,000.00		
01/31/17	310		To remove completed CFP memo accounts.		(20,000.00)	
					(20,000.00)	0.00
15151410	**Administration**			18,879.00		
01/31/17	310		To remove completed CFP memo accounts.		(18,879.00)	
					(18,879.00)	0.00
15151430	**A & E Fees**			10,000.00		
01/31/17	310		To remove completed CFP memo accounts.		(10,000.00)	
					(10,000.00)	0.00

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
15151460	**Dwelling Structures**			87,429.25		
01/31/17	310		To remove completed CFP memo accounts.		(87,429.25)	
					(87,429.25)	0.00
15151460.99	**Dwelling Structures - Soft Costs**			14,723.75		
01/31/17	310		To remove completed CFP memo accounts.		(14,723.75)	
					(14,723.75)	0.00
15151600	**CFP Funding**			188,790.00		
01/31/17	310		To remove completed CFP memo accounts.		(188,790.00)	
					(188,790.00)	0.00
15151699	**CFP Funding - Contra**			(188,790.00)		
01/31/17	310		To remove completed CFP memo accounts.		188,790.00	
					188,790.00	0.00
15159800	**CFP Cost - Contra**			(188,790.00)		
01/31/17	310		To remove completed CFP memo accounts.		188,790.00	
					188,790.00	0.00
15161406	**Operations**			29,680.00		
					0.00	29,680.00
15161408	**Management Improvements**			16,928.43		
					0.00	16,928.43
15161410	**Administration**			21,200.00		
					0.00	21,200.00
15161430	**A & E Fees**			5,120.11		
					0.00	5,120.11
15161460	**Dwelling Structures**			26,299.70		
					0.00	26,299.70
15161460.99	**Dwelling Structures - Soft Costs**			6,785.06		
					0.00	6,785.06
15161600	**CFP Funding**			106,013.30		
					0.00	106,013.30
15161699	**CFP Funding - Contra**			(106,013.30)		
					0.00	(106,013.30)
15169800	**CFP Cost - Contra**			(106,013.30)		
					0.00	(106,013.30)

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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
Current Profit/(Loss)			(40,165.31)	YTD Profit/(Loss)	(40,165.31)	
Number of Transactions			166			
				The General Ledger is in balance		0.00

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PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Manistee Housing Commission
Bank Reconciliation Transmittal

Account Number: 851620
Statement Ending date: 01/31/17
Checkbook Name: Public Housing Checking

General Ledger

Balance per General Ledger (Account 10011111.2) at 01/01/17	365,120.64
Activity for the month:	
Total Debits (Deposits and Credit Memos)	103,446.11
Total Credits (Checks and Debit Memos)	-106,853.18
Unreconciled General Ledger Balance at 01/31/17	361,713.57
Adjustments and Other Bank Items	0.00
Reconciled General Ledger Balance at 01/31/17	361,713.57

Bank

Balance per Bank Statement at 01/31/17	366,214.25
Total Additions (Deposits and Credit Memos in transit)	3,900.19
Total Subtractions (Checks and Debit Memos in transit)	-8,400.87
Total Bank Errors	0.00
Bank Balance Adjusted at 01/31/17	361,713.57

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PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTICIPANTS REDACTED

Manistee Housing Commission
Bank Reconciliation Worksheet

Statement Beginning date: 01/01/17
Statement Ending date: 01/31/17
Checkbook Name: Public Housing Checking

Statement Summary

Beginning Balance				371,590.58
Deposits and Credit Memos				
101	01/31/17	10013401.2	Operating Subsidy	37,539.00
102	01/31/17	10011125	501-15 CFP Grant	13,251.96
103	01/31/17	10011111.3	NOW Interest	81.55
100	01/31/17	10011122	January Cash Receipts	48,673.41
			Total	99,545.92
Checks and Debit Memos				
300	01/31/17	10011122	To record charges to tenants per Jan 2017 Statement of Operations.	(1,086.00)
305	01/31/17	10012117.5	To record MERS PURCHASE per Jan 2017 bank statement.	(1,217.26)
306	01/31/17	10012117.4	To record SWWF debit for payment of health insurance per Jan 201	(8,482.58)
308	01/31/17	10014110	To record Jan 2017 payroll transactions per MyPay reports & bank	(22,658.33)
311	01/31/17	10011690	To record CK 8249 dated 2/1/17 that cleared the bank in January 20	(509.46)
8089	11/15/16	10011122	[redacted]	(15.00)
8103	11/28/16	10011122	[redacted]	(217.00)
8134	12/01/16	10014190.3	The Nelrod Company	(199.00)
8162	12/20/16	10014420	Blarney Castle Fleet Program	(182.34)
8166	12/20/16	10012114	[redacted]	(87.50)
8167	12/20/16	10014330	DTE Energy	(876.85)
8173	12/20/16	10164190.3	HAPA	(845.00)
8182	12/20/16	10014190.3	Pitney Bowes	(405.96)
8185	12/20/16	10014430.07	TKS Security	(200.00)
8189	12/27/16	10014190.3	CDM Mobile Shredding, Inc	(45.00)
8190	12/27/16	10014190.5	PNC Bank	(875.55)
8191	12/27/16	10011290	Principal Financial Group	(1,264.04)
8192	12/27/16	10014190.3	U.S. Bank Equipment Finance	(614.78)
8193	12/27/16	10011290	VSP	(233.75)
8194	01/01/17	10014430.02	Custom Sheet Metal & Heating	(174.00)
8195	01/01/17	10014420	HD Supply Facilities Mtce	(101.37)
8196	01/01/17	10012131	Byline Bank	(8,442.19)
8197	01/01/17	10014221	[redacted]	(200.00)
8198	01/01/17	10014221	[redacted]	(100.00)
8199	01/01/17	10014221	[redacted]	(200.00)
8200	01/01/17	10014221	[redacted]	(100.00)
8201	01/01/17	10014190.3	The Nelrod Company	(199.00)
8202	01/05/17	10014185	AT & T	(663.42)
8203	01/05/17	10014185	AT & T Mobile	(953.96)
8204	01/05/17	10014185	Charter Business	(5,346.26)
8205	01/05/17	10014320	Consumers Energy	(8,728.59)
8206	01/05/17	10011122	Consumers Energy	(231.93)
8207	01/05/17	10011122	Consumers Energy	(162.20)
8208	01/05/17	10014420	Fastenal Company	(800.01)
8209	01/05/17	10014430.08	Forbes Sanitation & Excavation, Inc.	(150.00)
8210	01/05/17	10014430.09	Griffin Pest Solutions	(862.00)
8211	01/05/17	10014170	H.A.A.S., Inc.	(686.88)
8212	01/05/17	10014190.5	McCardel Water Conditioning	(309.60)
8213	01/05/17	10014190.3	Next IT	(562.75)
8214	01/05/17	10014420	Olson Lumber Company	(544.00)
8215	01/05/17	10014190.5	The PI Company	(97.60)
8216	01/05/17	10014430.04	Schindler Elevator Corp.	(596.34)
8217	01/05/17	10012111	Spicer Group	(12,406.96)
8219	01/24/17	10014510	AmTrust North America Inc	(723.00)
8221	01/24/17	10014420	Cadillac Plumbing & Heating Supply Co., Inc.	(57.45)
8222	01/24/17	10014190.3	CDM Mobile Shredding, Inc	(45.00)
8223	01/24/17	10014310	City of Manistee	(4,868.62)
8224	01/24/17	10014320	Consumers Energy	(8,830.97)
8225	01/24/17	10011122	Consumers Energy	(96.82)
8226	01/24/17	10014430.11	Crystal Lock & Supply	(656.20)
8229	01/24/17	10014190.5	Equifax	(46.55)
8230	01/24/17	10014430.09	Griffin Pest Solutions	(985.00)
8233	01/24/17	10014190.3	Kushner & Company	(51.08)
8234	01/24/17	10014130	Mika Meyers Beckett & Jones PLC	(1,855.60)

PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED
DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:

8235	01/24/17	10014150	Monica Otis	(716.10)
8236	01/24/17	10014190.3	Next IT	(1,468.75)
8238	01/24/17	10014182	Principal Financial Group	(1,264.04)
13135	12/14/16	10012117.9	United Steel Workers	(59.12)
13138	12/28/16	10012117.9	United Steel Workers	(63.05)
13139	01/11/17	10011111.3	CMHC - West Shore FSA	(190.00)
13141	01/11/17	10012117.9	United Steel Workers	(59.91)
13142	01/25/17	10011111.3	CMHC - West Shore FSA	(190.00)
13143	01/25/17	10012117.9	United Steel Workers	(60.53)
			Total	(104,922.25)

Ending Balance 366,214.25

Bank Summary

Ending Bank Balance 366,214.25

Deposits and Credit Memos in transit

100	01/31/17	10011122	January Cash Receipts	2,303.19
100	01/31/17	10011122	January Cash Receipts	1,597.00
			Total	3,900.19

Checks and Debit Memos in transit

8056	11/02/16	10012114	[redacted]	202.00
8075	11/02/16	10012114	[redacted]	84.00
8218	01/24/17	10014430.01	Allied Waste Services	1,403.87
8220	01/24/17	10014185	AT & T Long Distance	78.19
8227	01/24/17	10014430.02	Custom Sheet Metal & Heating	309.92
8228	01/24/17	10014330	DTE Energy	4,375.18
8231	01/24/17	10014190.3	Housing Data Systems	200.00
8232	01/24/17	10014420	HD Supply Facilities Mtce	696.33
8237	01/24/17	10014190.3	Pitney Bowes	404.40
8239	01/24/17	10014190.3	U.S. Bank Equipment Finance	578.45
8240	01/24/17	10014420	Wahr Hardware	65.53
13140	01/11/17	10012117.6	United Steel Workers	3.00
			Total	(8,400.87)

Ending Balance 361,713.57

Book Summary

G/L account: 10011111.2
G/L journal: Journal Entry - PH
G/L period: 01/31/17

Total Adjustments: 0.00

Ending Balance 361,713.57

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Manistee Housing Commission
Bank Reconciliation Transmittal

Account Number:
Statement Ending date: 01/31/17
Checkbook Name: HRA Account

General Ledger

Balance per General Ledger (Account 10011111.3) at 01/01/17	11,830.19
Activity for the month:	
Total Debits (Deposits and Credit Memos)	380.49
Total Credits (Checks and Debit Memos)	-705.88
Unreconciled General Ledger Balance at 01/31/17	11,504.80
Adjustments and Other Bank Items	0.00
Reconciled General Ledger Balance at 01/31/17	11,504.80

Bank

Balance per Bank Statement at 01/31/17	11,504.80
Total Additions (Deposits and Credit Memos in transit)	0.00
Total Subtractions (Checks and Debit Memos in transit)	-0.00
Total Bank Errors	0.00
Bank Balance Adjusted at 01/31/17	11,504.80

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTICIPANTS REDACTED

Manistee Housing Commission
Bank Reconciliation Worksheet

Statement Beginning date: 01/01/17
Statement Ending date: 01/31/17
Checkbook Name: HRA Account

Statement Summary

Beginning Balance				11,830.19
Deposits and Credit Memos				
13139	01/11/17		CMHC - West Shore FSA	190.00
13142	01/25/17		CMHC - West Shore FSA	190.00
103	01/31/17	10011111.2	NOW Interest	0.49
			Total	380.49
Checks and Debit Memos				
307	01/31/17	10012117.12	To record HRA transactions per Jan 2017 bank statement.	(705.88)
			Total	(705.88)
Ending Balance				11,504.80

Bank Summary

Ending Bank Balance	11,504.80
Ending Balance	11,504.80

Book Summary

G/L account: 10011111.3
G/L journal: Journal Entry - PH
G/L period: 01/31/17

Total Adjustments:	0.00
Ending Balance	11,504.80

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Manistee Housing Commission
Bank Reconciliation Transmittal

Account Number: 558567
Statement Ending date: 01/31/17
Checkbook Name: Money Market Savings

General Ledger

Balance per General Ledger (Account 10011111.4) at 01/01/17	51,773.87
Activity for the month:	
Total Debits (Deposits and Credit Memos)	4.39
Total Credits (Checks and Debit Memos)	-0.00
Unreconciled General Ledger Balance at 01/31/17	51,778.26
Adjustments and Other Bank Items	0.00
Reconciled General Ledger Balance at 01/31/17	51,778.26

Bank

Balance per Bank Statement at 01/31/17	51,778.26
Total Additions (Deposits and Credit Memos in transit)	0.00
Total Subtractions (Checks and Debit Memos in transit)	-0.00
Total Bank Errors	0.00
Bank Balance Adjusted at 01/31/17	51,778.26

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTICIPANTS REDACTED

Manistee Housing Commission
Bank Reconciliation Worksheet

Statement Beginning date: 01/01/17
Statement Ending date: 01/31/17
Checkbook Name: Money Market Savings

Statement Summary

Beginning Balance				51,773.87
Deposits and Credit Memos				
103	01/31/17	10011111.2	NOW Interest	4.39
			Total	4.39
Ending Balance				51,778.26

Bank Summary

Ending Bank Balance	51,778.26
Ending Balance	51,778.26

Book Summary

G/L account: 10011111.4
G/L journal: Journal Entry - PH
G/L period: 01/31/17

Total Adjustments:	0.00
Ending Balance	51,778.26

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Manistee Housing Commission
Public Housing
Statement of Revenue & Expense

	1 Month Ended January 31, 2017	1 Month Ended January 31, 2016	1 Month Ended January 31, 2017	1 Month Ended January 31, 2016
Operating Income				
3110 - Dwelling Rental Revenue	$ 40,428.00	$ 44,848.00	$ 40,428.00	$ 44,848.00
3120 - Tenant Revenue - Excess Utiliti	681.61	817.05	681.61	817.05
3401.2 - Operating Subsidy	37,539.00	37,279.00	37,539.00	37,279.00
3610 - Interest Income	86.43	97.09	86.43	97.09
3689 - Tenant Revenue - Cable TV	4,572.35	4,003.00	4,572.35	4,003.00
3690 - Tenant Revenue - Other	2,454.50	2,003.81	2,454.50	2,003.81
3690.1 - Other Revenue	0.00	35.00	0.00	35.00
3690.4 - Laundry Revenue	1,004.38	923.26	1,004.38	923.26
3690.6 - Fraud Recovery Revenue	0.00	203.40	0.00	203.40
Total Operating Income	86,766.27	90,209.61	86,766.27	90,209.61
Operating Expenses				
Routine Expenses				
4110 - Administrative Wages	13,153.05	14,129.14	13,153.05	14,129.14
4130 - Legal Expense	1,855.60	2,540.47	1,855.60	2,540.47
4150 - Travel Expense	145.90	0.00	145.90	0.00
4170 - Accounting Fees	686.88	686.88	686.88	686.88
4182 - Employee Benefits - Admin	7,174.53	15,473.42	7,174.53	15,473.42
4185 - Telephone	1,818.76	1,537.91	1,818.76	1,537.91
4190.2 - Membership Dues and Fees	180.00	180.00	180.00	180.00
4190.3 - Admin Service Contracts	3,768.48	5,380.06	3,768.48	5,380.06
4190.4 - Office Supplies	0.00	698.33	0.00	698.33
4190.5 - Other Sundry-Misc.	152.15	408.88	152.15	408.88
4221 - Resident Employee Stipend	600.00	950.00	600.00	950.00
4230 - Contract Costs-Cable & Other	5,223.07	4,911.95	5,223.07	4,911.95
4310 - Water & Sewer	4,868.62	4,553.47	4,868.62	4,553.47
4320 - Electricity	17,559.56	8,189.73	17,559.56	8,189.73
4330 - Gas	4,375.18	3,344.64	4,375.18	3,344.64
4410 - Maintenance Wages	8,687.01	9,096.25	8,687.01	9,096.25
4420 - Materials	2,491.29	4,240.17	2,491.29	4,240.17
4430.01 - Garbage Removal	1,403.87	0.00	1,403.87	0.00
4430.02 - Heating & Cooling Contract	483.92	883.30	483.92	883.30
4430.04 - Elevator Contracts	596.34	1,103.19	596.34	1,103.19
4430.06 - Unit Turnaround Contracts	0.00	1,370.00	0.00	1,370.00
4430.08 - Plumbing Contracts	150.00	778.81	150.00	778.81
4430.09 - Extermination Contracts	1,847.00	0.00	1,847.00	0.00
4430.11 - Routine Maintenance Contr	656.20	0.00	656.20	0.00
4430.12 - Miscellaneous Contracts	75.00	2,548.88	75.00	2,548.88
4431 - Garbage Removal	0.00	1,272.49	0.00	1,272.49
4433 - Employee Benefits - Maint.	7,019.75	10,442.41	7,019.75	10,442.41
4510 - Insurance	6,765.34	6,291.81	6,765.34	6,291.81
4520 - Payment in Lieu of Taxes	3,290.00	3,290.00	3,290.00	3,290.00
4580 - Interest Expense	6,144.33	6,175.13	6,144.33	6,175.13
Total Routine Expenses	101,171.83	110,477.32	101,171.83	110,477.32

See Accountants' Compilation Report

Manistee Housing Commission
Public Housing
Statement of Revenue & Expense

	1 Month Ended January 31, 2017	1 Month Ended January 31, 2016	1 Month Ended January 31, 2017	1 Month Ended January 31, 2016
Non-Routine Expenses				
Casualty Losses-Not Cap.				
Total Casualty Losses-Not Cap.	0.00	0.00	0.00	0.00
Total Operating Expenses	101,171.83	110,477.32	101,171.83	110,477.32
Operating Income (Loss)	(14,405.56)	(20,267.71)	(14,405.56)	(20,267.71)
Depreciation Expense				
4800 - Depreciation - Current Year	24,750.00	22,370.00	24,750.00	22,370.00
Total Depreciation Expense	24,750.00	22,370.00	24,750.00	22,370.00
Surplus Credits & Charges				
6010 - Prior Year Adj. - Affecting RR	1,009.75	0.00	1,009.75	0.00
Total Surplus Credits & Charges	1,009.75	0.00	1,009.75	0.00
Capital Expenditures				
7510 - Principal Payments - EPC	2,405.11	1,976.22	2,405.11	1,976.22
7511 - Principal Payments - F150	373.78	0.00	373.78	0.00
7590 - Operating Expenditures-Contra	(2,778.89)	(1,976.22)	(2,778.89)	(1,976.22)
Total Capital Expenditures	0.00	0.00	0.00	0.00
HUD Net Income (Loss)	$ (17,820.42)	$ (22,243.93)	$ (17,820.42)	$ (22,243.93)
GAAP Net Income (Loss)	$ (40,165.31)	$ (42,637.71)	$ (40,165.31)	$ (42,637.71)

See Accountants' Compilation Report

Housing Authority Acct Specialists, Inc.
PO Box 545
Sparta, WI 54656
608-269-6490

To the Board of Directors
And Management

Manistee Housing Commission
Domestic Violence Grant
273 Sixth Avenue
Manistee, MI 49660

Enclosed are the following reports for the month ending December 31, 2016. These reports have been compiled in accordance with Generally Accepted Accounting Principles.

I. Financial Statements
II. Journal Register
III. General Ledger

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them. This report is offered as a review of your past operations and is a basis for decisions for your future policies.

Respectfully Submitted:

Housing Authority Accounting Specialists, Inc.

Manistee Housing Commission
Domestic Violence Grant
BALANCE SHEET
As of December 31, 2016

ASSETS

CURRENT ASSETS		
Cash		
1111 - Cash - MSHDA	$	71,381.27
Total Cash		71,381.27
Receivables		
1122 - Tenants Accounts Receivable		2,462.62
1129.4 - Interfund Receivable - P/H		1,935.90
Total Receivables		4,398.52
Investments		
Total Investments		0.00
Prepaid Expenses & Other Assets		
Total Prepaid Expenses & Other Assets		0.00
Total Current Assets		75,779.79
CAPITAL ASSETS		
Land, Structures & Equipment		
1400.7 - Buildings		366,541.29
1400.98 - Accumulated Depreciation-DVG		(85,830.03)
Total Land, Structures & Equipment		280,711.26
TOTAL CAPITAL ASSETS		280,711.26
TOTAL ASSETS	$	356,491.05

Manistee Housing Commission
Domestic Violence Grant
BALANCE SHEET
As of December 31, 2016

LIABILITIES AND EQUITY

CURRENT LIABILITIES		
Accounts Payable		
2111 - Vendors and Contractors	$	6,561.86
2114 - Tenant Security Deposits		1,586.00
Total Accounts Payable		8,147.86
Accrued Liabilities		
2130 - Forgiveable Note - MSHDA		500,000.00
Total Accrued Liabilities		500,000.00
Total Current Liabilities		508,147.86
Non Current Liabilities		
Total Non Current Liabilites		0.00
Deferred Credits		
2240 - Tenants Prepaid Rent		435.90
Total Deferred Credits		435.90
TOTAL LIABILITIES/DEFERRED CREDITS		508,583.76
EQUITY		
Unreserved Fund Balance		
2806 - Unrestricted Net Position		71,527.05
2806.4 - Invested in Capital Assets-DVG		(219,288.74)
Current Year Profit(Loss)		(4,331.02)
Total Unreserved Fund Balance		(152,092.71)
TOTAL EQUITY		(152,092.71)
TOTAL LIABILITIES/EQUITY	$	356,491.05

Manistee Housing Commission
Domestic Violence Grant
Statement of Revenue & Expense
For the 1 Month and 12 Months Ended December 31, 2016

	1 Month Ended December 31, 2016	12 Months Ended December 31, 2016
Operating Income		
3110 - Dwelling Rental	1,502.00	18,024.00
3690 - Tenant Income	212.62	722.62
Total Operating Income	1,714.62	18,746.62
Operating Expenses		
Administration		
4170 - Accounting Fees	128.54	1,609.98
4172 - Management Fees	6,000.00	9,000.00
4190.5 - Other Sundry-Misc.	1,457.00	1,457.00
Total Administration	7,585.54	12,066.98
Ordinary Maint. & Operation		
4420 - Materials	(34.98)	43.99
4430.02 - Heating & Cooling Contracts	0.00	341.78
Total Ordinary Maint. & Oper.	(34.98)	385.77
General Expense		
4590 - Other General Expense	346.51	768.91
Total General Expense	346.51	768.91
Depreciation Expense		
4800 - Depreciation - Current Year	821.35	9,855.98
Total Depreciation Expense	821.35	9,855.98
Capital Expenditures		
7540 - Betterments and Additions	2,178.00	2,178.00
7590 - Operating Expenditures-Contra	(2,178.00)	(2,178.00)
Total Capital Expenditures	0.00	0.00
Total Operating Expenses	8,718.42	23,077.64
Net Income/(Loss)	(8,360.45)	3,346.96

Manistee Housing Commission
Cash Disbursements-DVG Journal

Date	Reference	Account	Description	Amount	Reference Total
12/07/16	2601	20014170	H.A.A.S., Inc.	128.54	128.54
12/07/16	2602	20012119.3	Manistee Housing Commission	1,457.00	1,457.00
12/20/16	2603	20011400.7	Premier Heating & Cooling Co.	2,178.00	
12/20/16	2603	20017540	Premier Heating & Cooling Co.	2,178.00	
12/20/16	2603	20017590	Premier Heating & Cooling Co.	(2,178.00)	2,178.00
12/31/16	MI078	20011111	Checks 2601 - 2603	(3,763.54)	(3,763.54)
				Transaction Balance	0.00

Total Debits 5,941.54 Total Credits 5,941.54 A/C Hash Total 120083931.000

Number of Transactions 6

Date	Reference	Account	Description	Amount	Reference Total
12/31/16	113	20011111	December Cash Receipts	655.00	
12/31/16	113	20011122	December TAR Collections	(655.00)	
				Transaction Balance	0.00

Total Debits 655.00 Total Credits 655.00 A/C Hash Total 40022233.000

Number of Transactions 2

Date	Reference	Account	Description	Amount	Reference Total
12/31/16	312	20011122	To record charges to tenants per Dec 2016 Statement of Operations.	1,714.62	
12/31/16	312	20013110	To record charges to tenants per Dec 2016 Statement of Operations.	(1,502.00)	
12/31/16	312	20013690	To record charges to tenants per Dec 2016 Statement of Operations.	(212.62)	
12/31/16	313	20011122	To defer tenant prepayments @ FYE 12/31/2016.	435.90	
12/31/16	313	20012240	To defer tenant prepayments @ FYE 12/31/2016.	(435.90)	
12/31/16	314	20012111	To reverse accounts payable recorded @ FYE 12/31/2015.	250.33	
12/31/16	314	20014170	To reverse accounts payable recorded @ FYE 12/31/2015.	(128.54)	
12/31/16	314	20014420	To reverse accounts payable recorded @ FYE 12/31/2015.	(34.98)	
12/31/16	314	20014590	To reverse accounts payable recorded @ FYE 12/31/2015.	(86.81)	
12/31/16	315	20011400.98	To adjust accumulated depreciation @ FYE 12/31/2016.	(0.02)	
12/31/16	315	20014800	To adjust accumulated depreciation @ FYE 12/31/2016.	0.02	
12/31/16	316	20012806	To adjust equity per GASB 34 @ FYE 12/31/2016.	(7,677.98)	
12/31/16	316	20012806.4	To adjust equity per GASB 34 @ FYE 12/31/2016.	7,677.98	
12/31/16	317	20012111	To record accounts payable @ FYE 12/31/2016.	(6,561.86)	
12/31/16	317	20014170	To record accounts payable @ FYE 12/31/2016.	128.54	
12/31/16	317	20014172	To record accounts payable @ FYE 12/31/2016.	6,000.00	
12/31/16	317	20014590	To record accounts payable @ FYE 12/31/2016.	433.32	
12/31/16	A1	20011400.98	To record estimated depreciation expense.	(821.33)	
12/31/16	A1	20014800	To record estimated depreciation expense.	821.33	
12/31/16	RT1	20019996	To record units leased.	3.00	
12/31/16	RT1	20019997	To record units leased.	(3.00)	
				Transaction Balance	0.00

Total Debits 17,465.04 Total Credits 17,465.04 A/C Hash Total 420289625.360

Number of Transactions 21

Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
20011111	**Cash - MSHDA**			74,489.81		
12/31/16	113		December Cash Receipts		655.00	
12/31/16	MI078		Checks 2601 - 2603		(3,763.54)	
					(3,108.54)	71,381.27
20011122	**Tenants Accounts Receivable**			967.10		
12/31/16	113		December TAR Collections		(655.00)	
12/31/16	312		To record charges to tenants per Dec 2016 Statement of Operations.		1,714.62	
12/31/16	313		To defer tenant prepayments @ FYE 12/31/2016.		435.90	
					1,495.52	2,462.62
20011129.4	**Interfund Receivable - P/H**			1,935.90		
					0.00	1,935.90
20011400.7	**Buildings**			364,363.29		
12/20/16	2603		Premier Heating & Cooling Co.		2,178.00	
					2,178.00	366,541.29
20011400.98	**Accumulated Depreciation-DVG**			(85,008.68)		
12/31/16	315		To adjust accumulated depreciation @ FYE 12/31/2016.		(0.02)	
12/31/16	A1	S	To record estimated depreciation expense.		(821.33)	
					(821.35)	(85,830.03)
20012111	**Vendors & Contractors**			(250.33)		
12/31/16	314		To reverse accounts payable recorded @ FYE 12/31/2015.		250.33	
12/31/16	317		To record accounts payable @ FYE 12/31/2016.		(6,561.86)	
					(6,311.53)	(6,561.86)
20012114	**Tenant Security Deposits**			(1,586.00)		
					0.00	(1,586.00)
20012119.3	**Accounts Payable - P/H**			0.00		
12/07/16	2602		Manistee Housing Commission		1,457.00	
12/13/16	8157		West Shore Bank		(1,457.00)	
					0.00	0.00
20012130	**Forgiveable Note - MSHDA**			(500,000.00)		
					0.00	(500,000.00)
20012240	**Tenants Prepaid Rent**			0.00		
12/31/16	313		To defer tenant prepayments @ FYE 12/31/2016.		(435.90)	
					(435.90)	(435.90)
20012806	**Unrestricted Net Assets**			(63,849.07)		
12/31/16	316		To adjust equity per GASB 34 @ FYE 12/31/2016.		(7,677.98)	
					(7,677.98)	(71,527.05)
20012806.4	**Invested in Capital Assets-DVG**			211,610.76		

Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
20012806.4	**Invested in Capital Assets-DVG (cont.)**					
12/31/16	316		To adjust equity per GASB 34 @ FYE 12/31/2016.		7,677.98	
					7,677.98	219,288.74
20013110	**Dwelling Rental**			(16,522.00)		
12/31/16	312		To record charges to tenants per Dec 2016 Statement of Operations.		(1,502.00)	
					(1,502.00)	(18,024.00)
20013690	**Tenant Income**			(510.00)		
12/31/16	312		To record charges to tenants per Dec 2016 Statement of Operations.		(212.62)	
					(212.62)	(722.62)
20014170	**Accounting Fees**			1,481.44		
12/31/16	314		To reverse accounts payable recorded @ FYE 12/31/2015.		(128.54)	
12/31/16	317		To record accounts payable @ FYE 12/31/2016.		128.54	
12/07/16	2601	V	H.A.A.S., Inc.		128.54	
					128.54	1,609.98
20014172	**Management Fees**			3,000.00		
12/31/16	317		To record accounts payable @ FYE 12/31/2016.		6,000.00	
					6,000.00	9,000.00
20014190.5	**Other Sundry-Misc.**			0.00		
12/13/16	8157		West Shore Bank		1,457.00	
					1,457.00	1,457.00
20014420	**Materials**			78.97		
12/31/16	314		To reverse accounts payable recorded @ FYE 12/31/2015.		(34.98)	
					(34.98)	43.99
20014430.02	**Heating & Cooling Contracts**			341.78		
					0.00	341.78
20014590	**General Expense**			422.40		
12/31/16	314		To reverse accounts payable recorded @ FYE 12/31/2015.		(86.81)	
12/31/16	317		To record accounts payable @ FYE 12/31/2016.		433.32	
					346.51	768.91
20014800	**Depreciation - Current Year**			9,034.63		
12/31/16	315		To adjust accumulated depreciation @ FYE 12/31/2016.		0.02	
12/31/16	A1	S	To record estimated depreciation expense.		821.33	
					821.35	9,855.98
20017540	**Betterments and Addittions**			0.00		
12/20/16	2603		Premier Heating & Cooling Co.		2,178.00	
					2,178.00	2,178.00

Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
20017590	**Operating**		**Expenditures-Contra**	0.00		
12/20/16	2603		Premier Heating & Cooling Co.		(2,178.00)	
					(2,178.00)	(2,178.00)
20019996	**Actual Unit Months for REAC Submission**			33.00		
12/31/16	RT1	S	To record units leased.		3.00	
					3.00	36.00
20019997	**Actual Unit Months - Contra**			(33.00)		
12/31/16	RT1	S	To record units leased.		(3.00)	
					(3.00)	(36.00)

Current Profit/(Loss) (7,003.80) YTD Profit/(Loss) (4,331.02)

Number of Transactions 31

The General Ledger is in balance 0.00

Manistee Housing Commission
Bank Reconciliation Transmittal

Account Number:
Statement Ending date: 12/31/16
Checkbook Name: DVG Checking

General Ledger

Balance per General Ledger (Account 20011111) at 12/01/16	74,489.81
Activity for the month:	
Total Debits (Deposits and Credit Memos)	655.00
Total Credits (Checks and Debit Memos)	-3,763.54
Unreconciled General Ledger Balance at 12/31/16	71,381.27
Adjustments and Other Bank Items	0.00
Reconciled General Ledger Balance at 12/31/16	71,381.27

Bank

Balance per Bank Statement at 12/31/16	71,381.27
Total Additions (Deposits and Credit Memos in transit)	0.00
Total Subtractions (Checks and Debit Memos in transit)	-0.00
Total Bank Errors	0.00
Bank Balance Adjusted at 12/31/16	71,381.27

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT
PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTICIPANTS REDACTED

Manistee Housing Commission
Bank Reconciliation Worksheet

Statement Beginning date: 12/01/16
Statement Ending date: 12/31/16
Checkbook Name: DVG Checking

Statement Summary

Beginning Balance				74,289.81
Deposits and Credit Memos				
112	11/30/16	20011122	November Cash Receipts	200.00
113	12/31/16	20011122	December Cash Receipts	655.00
			Total	855.00
Checks and Debit Memos				
2601	12/07/16	20014170	H.A.A.S., Inc.	(128.54)
2602	12/07/16	20012119.3	Manistee Housing Commission	(1,457.00)
2603	12/20/16	20011400.7	Premier Heating & Cooling Co.	(2,178.00)
			Total	(3,763.54)
Ending Balance				71,381.27

Bank Summary

Ending Bank Balance	71,381.27
Ending Balance	71,381.27

Book Summary

G/L account: 20011111
G/L journal: Journal Entry - DVG
G/L period: 12/31/16

Total Adjustments:	0.00
Ending Balance	71,381.27

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PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Housing Authority Acct Specialists, Inc.
PO Box 545
Sparta, WI 54656
608-269-6490

To the Board of Directors
And Management

Manistee Housing Commission
Domestic Violence Grant
273 Sixth Avenue
Manistee, MI 49660

Enclosed are the following reports for the month ending January 31, 2017. These reports have been compiled in accordance with Generally Accepted Accounting Principles.

I. Financial Statements
II. Journal Register
III. General Ledger

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them. This report is offered as a review of your past operations and is a basis for decisions for your future policies.

Respectfully Submitted:

Housing Authority Accounting Specialists, Inc.

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Manistee Housing Commission
Domestic Violence Grant
BALANCE SHEET
As of January 31, 2017

ASSETS

CURRENT ASSETS		
Cash		
1111 - Cash - MSHDA	$	72,107.73
Total Cash		72,107.73
Receivables		
1122 - Tenants Accounts Receivable		2,086.72
1129.4 - Interfund Receivable - P/H		1,935.90
Total Receivables		4,022.62
Investments		
Total Investments		0.00
Prepaid Expenses & Other Assets		
Total Prepaid Expenses & Other Assets		0.00
Total Current Assets		76,130.35
CAPITAL ASSETS		
Land, Structures & Equipment		
1400.7 - Buildings		366,541.29
1400.98 - Accumulated Depreciation-DVG		(86,670.03)
Total Land, Structures & Equipment		279,871.26
TOTAL CAPITAL ASSETS		279,871.26
TOTAL ASSETS	$	356,001.61

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Manistee Housing Commission
Domestic Violence Grant
BALANCE SHEET
As of January 31, 2017

LIABILITIES AND EQUITY

CURRENT LIABILITIES		
Accounts Payable		
2111 - Vendors and Contractors	$	6,561.86
2114 - Tenant Security Deposits		1,586.00
Total Accounts Payable		8,147.86
Accrued Liabilities		
2130 - Forgiveable Note - MSHDA		500,000.00
Total Accrued Liabilities		500,000.00
Total Current Liabilities		508,147.86
Non Current Liabilities		
Total Non Current Liabilites		0.00
Deferred Credits		
Total Deferred Credits		0.00
TOTAL LIABILITIES/DEFERRED CREDITS		508,147.86
EQUITY		
Unreserved Fund Balance		
2806 - Unrestricted Net Position		67,196.03
2806.4 - Invested in Capital Assets-DVG		(219,288.74)
Current Year Profit(Loss)		(53.54)
Total Unreserved Fund Balance		(152,146.25)
TOTAL EQUITY		(152,146.25)
TOTAL LIABILITIES/EQUITY	$	356,001.61

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Manistee Housing Commission
Domestic Violence Grant
Statement of Revenue & Expense
For the 1 Month and 1 Month Ended January 31, 2017

	1 Month Ended January 31, 2017	1 Month Ended January 31, 2017
Operating Income		
3110 - Dwelling Rental Revenue	915.00	915.00
Total Operating Income	915.00	915.00
Operating Expenses		
Administration		
4170 - Accounting Fees	128.54	128.54
Total Administration	128.54	128.54
Ordinary Maint. & Operation		
Total Ordinary Maint. & Oper.	0.00	0.00
General Expense		
Total General Expense	0.00	0.00
Depreciation Expense		
4800 - Depreciation - Current Year	840.00	840.00
Total Depreciation Expense	840.00	840.00
Capital Expenditures		
Total Capital Expenditures	0.00	0.00
Total Operating Expenses	968.54	968.54
Net Income/(Loss)	786.46	786.46

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Manistee Housing Commission
Cash Disbursements-DVG Journal

Date	Reference	Account	Description	Amount	Reference Total
01/05/17	2604	20014170	H.A.A.S., Inc.	128.54	128.54
01/31/17	MI078	20011111	Cash Disbursements	(128.54)	(128.54)
				Transaction Balance	0.00

Total Debits 128.54 Total Credits 128.54 A/C Hash Total 40025281.000

Number of Transactions 2

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Date	Reference	Account	Description	Amount	Reference Total
01/31/17	100	20011111	January Cash Receipts	855.00	
01/31/17	100	20011122	January TAR Collections	(855.00)	
				Transaction Balance	0.00

Total Debits 855.00 Total Credits 855.00 A/C Hash Total 40022233.000

Number of Transactions 2

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Date	Reference	Account	Description	Amount	Reference Total
01/31/17	500	20011122	To record charges to tenants per Jan 2017 Statement of Operations.	915.00	
01/31/17	500	20013110	To record charges to tenants per Jan 2017 Statement of Operations.	(915.00)	
01/31/17	501	20011122	To reclassify tenants prepaid rent recorded @ FYE 12/31/2016.	(435.90)	
01/31/17	501	20012240	To reclassify tenants prepaid rent recorded @ FYE 12/31/2016.	435.90	
01/31/17	A1	20011400.98	To record estimated depreciation expense.	(840.00)	
01/31/17	A1	20014800	To record estimated depreciation expense.	840.00	
01/31/17	RT1	20019996	To record units leased.	2.00	
01/31/17	RT1	20019997	To record units leased.	(2.00)	
				Transaction Balance	0.00

Total Debits 2,192.90 Total Credits 2,192.90 A/C Hash Total 160113787.980

Number of Transactions 8

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT:
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Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
20011111	**Cash - MSHDA**			71,381.27		
01/31/17	100		January Cash Receipts		855.00	
01/31/17	MI078		Cash Disbursements		(128.54)	
					726.46	72,107.73
20011122	**Tenants Accounts Receivable**			2,462.62		
01/31/17	100		January TAR Collections		(855.00)	
01/31/17	500		To record charges to tenants per Jan 2017 Statement of Operations.		915.00	
01/31/17	501		To reclassify tenants prepaid rent recorded @ FYE 12/31/2016.		(435.90)	
					(375.90)	2,086.72
20011129.4	**Interfund Receivable - P/H**			1,935.90		
					0.00	1,935.90
20011400.7	**Buildings**			366,541.29		
					0.00	366,541.29
20011400.98	**Accumulated Depreciation-DVG**			(85,830.03)		
01/31/17	A1	S	To record estimated depreciation expense.		(840.00)	
					(840.00)	(86,670.03)
20012111	**Vendors & Contractors**			(6,561.86)		
					0.00	(6,561.86)
20012114	**Tenant Security Deposits**			(1,586.00)		
					0.00	(1,586.00)
20012130	**Forgiveable Note - MSHDA**			(500,000.00)		
					0.00	(500,000.00)
20012240	**Tenants Prepaid Rent**			(435.90)		
01/31/17	501		To reclassify tenants prepaid rent recorded @ FYE 12/31/2016.		435.90	
					435.90	0.00
20012806	**Unrestricted Net Assets**			(67,196.03)		
					0.00	(67,196.03)
20012806.4	**Invested in Capital Assets-DVG**			219,288.74		
					0.00	219,288.74
20013110	**Dwelling Rental**			0.00		
01/31/17	500		To record charges to tenants per Jan 2017 Statement of Operations.		(915.00)	
					(915.00)	(915.00)

DOCUMENT REDACTED IN COMPLIANCE WITH THE FEDERAL PRIVACY ACT: PERSONALLY IDENTIFYING INFORMATION OF CURRENT AND PAST PROGRAM PARTIFICPANTS REDACTED

Date	Reference	T	Description	Beginning Balance	Current Amount	YTD Balance
20014170			**Accounting Fees**	0.00		
01/05/17	2604	V	H.A.A.S., Inc.		128.54	
					128.54	128.54
20014800			**Depreciation - Current Year**	0.00		
01/31/17	A1	S	To record estimated depreciation expense.		840.00	
					840.00	840.00
20019996			**Unit Months Leased**	0.00		
01/31/17	RT1	S	To record units leased.		2.00	
					2.00	2.00
20019997			**Unit Months Leased - Contra**	0.00		
01/31/17	RT1	S	To record units leased.		(2.00)	
					(2.00)	(2.00)

Current Profit/(Loss) (53.54) YTD Profit/(Loss) (53.54)

Number of Transactions 12

The General Ledger is in balance 0.00

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Manistee Housing Commission
Bank Reconciliation Transmittal

Account Number:
Statement Ending date: 01/31/17
Checkbook Name: DVG Checking

General Ledger

Balance per General Ledger (Account 20011111) at 01/01/17	71,381.27
Activity for the month:	
Total Debits (Deposits and Credit Memos)	855.00
Total Credits (Checks and Debit Memos)	-128.54
Unreconciled General Ledger Balance at 01/31/17	72,107.73
Adjustments and Other Bank Items	0.00
Reconciled General Ledger Balance at 01/31/17	72,107.73

Bank

Balance per Bank Statement at 01/31/17	72,107.73
Total Additions (Deposits and Credit Memos in transit)	0.00
Total Subtractions (Checks and Debit Memos in transit)	-0.00
Total Bank Errors	0.00
Bank Balance Adjusted at 01/31/17	72,107.73

Manistee Housing Commission
Bank Reconciliation Worksheet

Statement Beginning date: 01/01/17
Statement Ending date: 01/31/17
Checkbook Name: DVG Checking

Statement Summary

Beginning Balance				71,381.27
Deposits and Credit Memos				
100	01/31/17	20011122	January Cash Receipts	855.00
			Total	855.00
Checks and Debit Memos				
2604	01/05/17	20014170	H.A.A.S., Inc.	(128.54)
			Total	(128.54)
Ending Balance				72,107.73

Bank Summary

Ending Bank Balance	72,107.73
Ending Balance	72,107.73

Book Summary

G/L account: 20011111
G/L journal: Journal Entry - DVG
G/L period: 01/31/17

Total Adjustments:	0.00
Ending Balance	72,107.73

City of Manistee Housing Commission

Security Deposit Reconciliation

For the Month Ending December 31, 2016

Prepared January 3, 2017 by Financial Analyst

Tenant Name	Date	Description	Amount	Balance
Beginning PH Balance				$ 50,952.50
Increases to PH				
[redacted]	12/2/2016	New Tenant	$ 210.00	$ 210.00
[redacted]	12/12/2016	New Tenant	$ 362.00	$ 572.00
[redacted]	12/15/2016	New Tenant	$ 156.00	$ 728.00
[redacted]	12/28/2016	New Tenant	$ 296.00	$ 1,024.00
[redacted]	12/29/2016	New Tenant	$ 50.00	$ 1,074.00
Total Increases to PH			$ 1,074.00	$ 1,074.00
Decreases to PH				
[redacted]	12/5/2016	Transfer Against Owed	$ (50.00)	$ (50.00)
[redacted]	12/5/2016	Transfer Against Owed	$ (172.18)	$ (222.18)
[redacted]	12/5/2016	Refund of Deposit	$ (41.82)	$ (264.00)
[redacted]	12/9/2016	Transfer Against Owed	$ (81.50)	$ (345.50)
[redacted]	12/9/2016	Refund of Deposit	$ (87.50)	$ (433.00)
[redacted]	12/14/2016	Transfer Against Owed	$ (233.00)	$ (666.00)
[redacted]	12/16/2016	Transfer Against Owed	$ (313.00)	$ (979.00)
[redacted]	12/16/2016	Transfer Against Owed	$ (210.00)	$ (1,189.00)
Total Decreases to PH			$ (1,189.00)	$ (1,189.00)
Net Increase (Decrease) to PH			$ (115.00)	$ (115.00)
Ending PH Balance			**$ (115.00)**	**$ 50,837.50**
Beginning DVG Balance				$ 516.00
Increases to DVG				
N/A			$ -	$ -
Total Increases to DVG			$ -	$ -
Decreases to DVG				
N/A			$ -	$ -
Total Decreases to DVG			$ -	$ -
Net Increase (Decrease) to DVG			$ -	$ -
Ending DVG Balance			**$ -**	**$ 516.00**
Combined Ending Balance				**$ 51,353.50**

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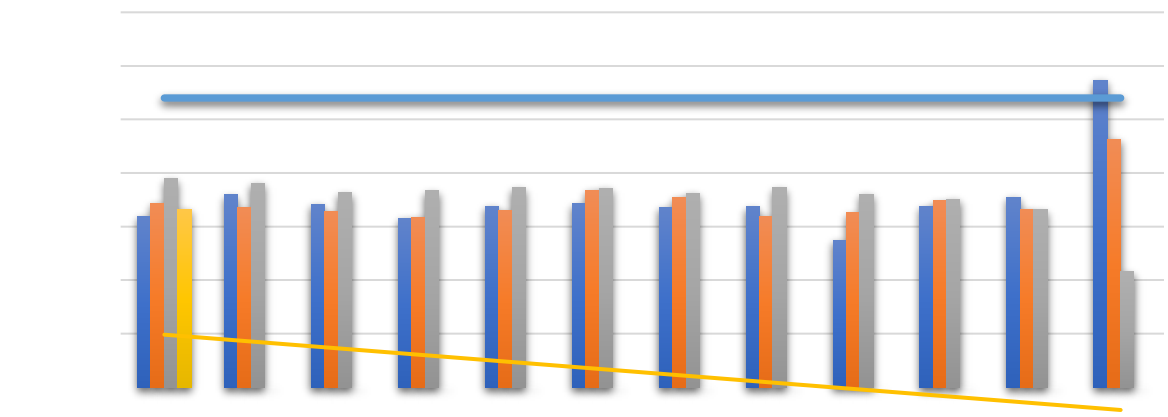
City of Manistee Housing Commission
273 6th Avenue • Manistee, Michigan 49660

Report of the Executive Director

March 28, 2017

CMHC Performance Dashboards

Public Housing Financial Dashboards

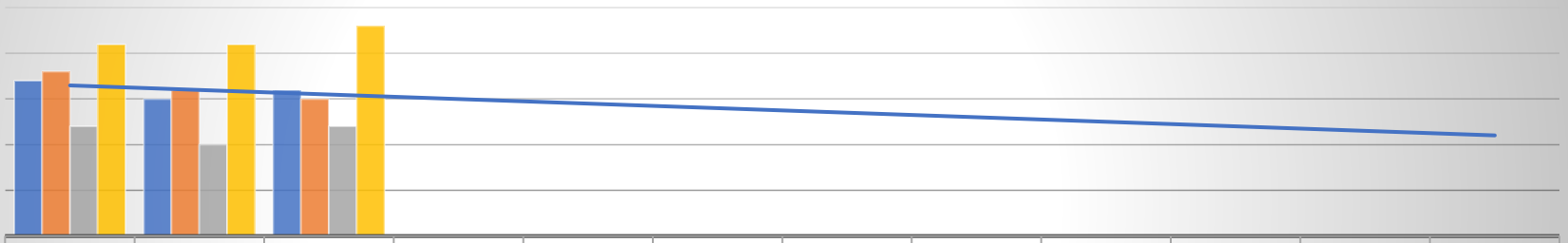


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	$319,033	$359,815	$341,524	$315,513	$337,567	$343,037	$336,476	$336,890	$274,549	$338,101	$354,837	$573,745
2015	$343,239	$335,034	$327,599	$317,851	$329,806	$367,433	$354,848	$319,032	$326,238	$348,625	$332,445	$462,624
2016	$389,465	$381,382	$363,063	$366,776	$372,352	$371,253	$362,087	$372,425	$360,171	$350,771	$331,757	$215,848
2017	$332,667	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-
GOAL	$540,000	$540,000	$540,000	$540,000	$540,000	$540,000	$540,000	$540,000	$540,000	$540,000	$540,000	$540,000

Please note that the December 2016 and January 2017 financial statements will not be on the consent agenda; Monica and I will lead you through a review and analysis of these statements.

Public Housing Occupancy Dashboards

Occupancy Percentage 2017 -- Thru March 21, 2017



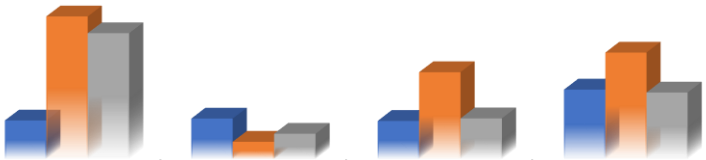
	Jan	Feb	March	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
PHA Wide	92%	90%	91%									
Century Terrace	93%	91%	90%									
Harborview	87%	85%	87%									
Family Sites	96%	96%	98%									

PHA Wide | Century Terrace | Harborview | Family Sites | Linear (PHA Wide)

PHA Units Turned by Month -- Thru March 21,2017

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2017	9.00	8.00	6.00									
2016	4.00	8.00	8.00	8.00	2.00	9.00	7.00	5.00	1.00	10.00	7.00	6.00
2015	9.00	6.00	9.00	7.00	6.00	7.00	7.00	1.00	6.00	5.00	2.00	2.00
Average	7.33	7.33	7.67	7.50	4.00	8.00	7.00	3.00	3.50	7.50	4.50	4.00

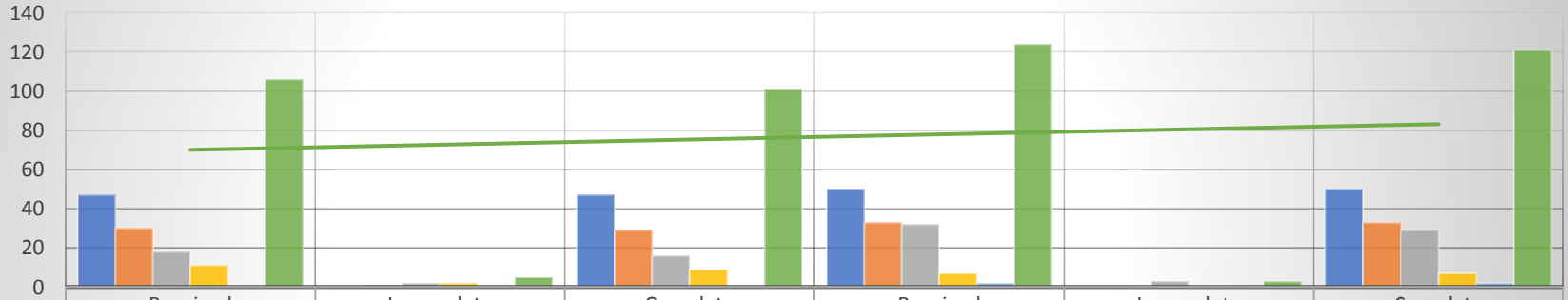
PUBLIC HOUSING UNIT TURN TIME AVERAGES -- THRU MARCH 21, 2017



	Total Units Turned	Maintenance Turn Days Average	Lease-up Days Average	Vacancy Days Average
2017	23.00	24.13	22.75	41.40
2016	85.00	10.35	51.73	63.44
2015	75.00	15.11	24.27	39.65

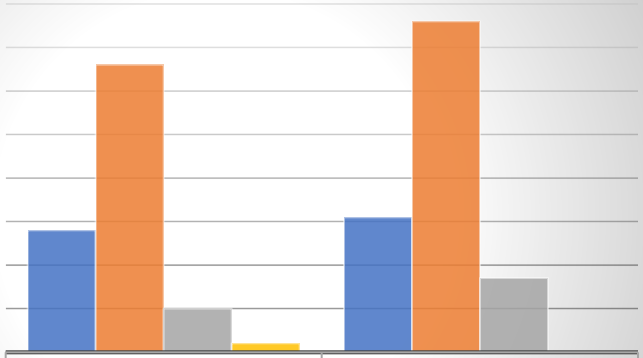
Public Housing Work Order Dashboards

2017 Work Order Tracking by Priority
January -- February



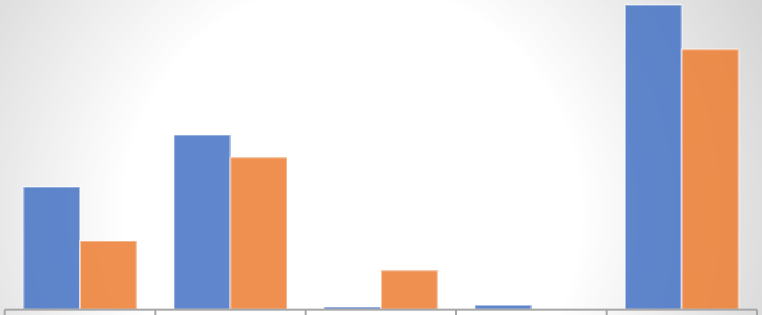
	January 2017			February 2017		
	Received	Incomplete	Complete	Received	Incomplete	Complete
Emergency 24	47	0	47	50	0	50
Urgent 1-3 Days	30	1	29	33	0	33
General 2-20 Days	18	2	16	32	3	29
Unit Redecoration	11	2	9	7	0	7
Unassigned	0	0	0	2	0	2
Total	106	5	101	124	3	121

Work Orders by Property
January -- February



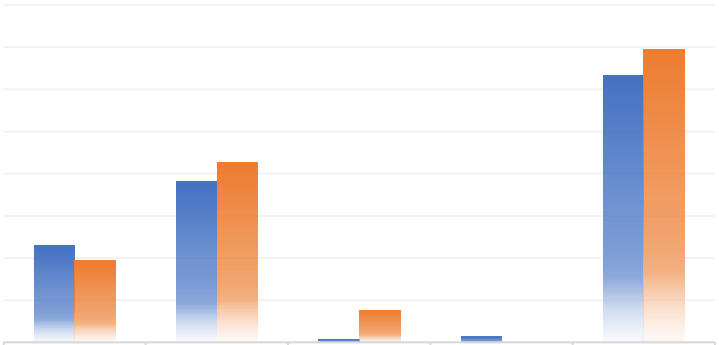
	Jan	Feb
Harborview	28	31
Century Terrace	66	76
Scattered Sites	10	17
DVG Program	2	0

Completed Work Order Costs YTD



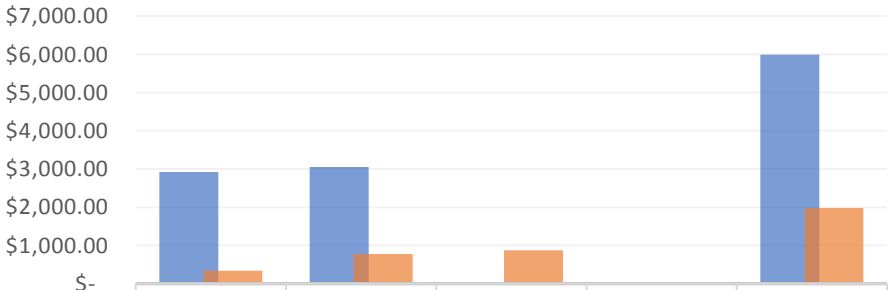
	Harborview	Century Terrace	Scattered Sites	DVG Program	Total
JAN	$7,516.55	$10,681.56	$165.00	$270.00	$18,633.11
FEB	$4,207.29	$9,294.62	$2,399.52	$-	$15,901.43

COMPLETED WORK ORDER LABOR COSTS YTD

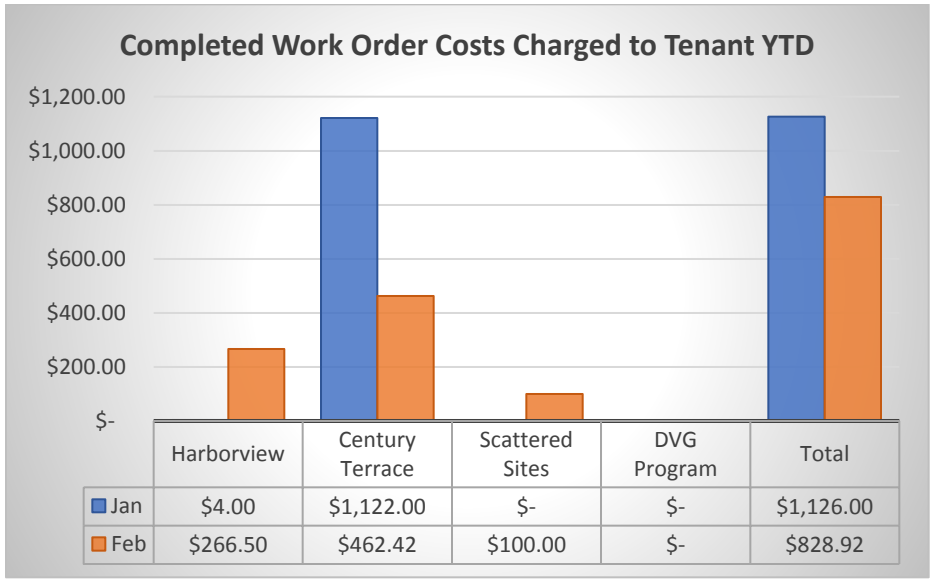


	Harborview	Century Terrace	Scattered Sites	DVG Program	Total
Jan	$4,597.50	$7,627.50	$150.00	$270.00	$12,645.00
Feb	$3,870.00	$8,520.00	$1,530.00	$-	$13,920.00

Completed Work Order Material Costs YTD



	Harborview	Century Terrace	Scattered Sites	DVG Program	Total
Jan	$2,919.05	$3,054.06	$15.00	$-	$5,988.11
Feb	$337.29	$774.62	$869.52	$-	$1,981.43



	Harborview	Century Terrace	Scattered Sites	DVG Program	Total
Jan	$4.00	$1,122.00	$-	$-	$1,126.00
Feb	$266.50	$462.42	$100.00	$-	$828.92

Items of Business Before the Commissioners

Resolutions for Consideration

Resolution No.	Resolution Name	Attachments	Discussion & Recommendation
2017-05	Adjustment to Tenant Charge for Basic-Expanded Cable Service	None	• The purpose of this Resolution is to increase the monthly charge to tenants of Century Terrace and Harborview for basic-expanded cable service [thru the CMHC bulk service agreement] from $46.00 per month to $60.00. The increase of $14.00 per month is significant. CMHC is in a position of needing to increase the monthly charge to meet the cost of the service; there is no profit in this for CMHC. As you will note in our December 2016 financial statements, there was a nearly $14,000 unfunded expense in the cable service budget line. The unfunded expense had to be covered by our operating budget. Cable service is not a service provided by HUD and should not be covered by the expenditure of public funds through the CMHC operating budget. • Recommendation – Adoption

General Information and Communications

Tour of the upgraded unit at Harborview – at the conclusion of our regular monthly meeting we will convene a work session for the sole purpose of touring the upgraded unit at Harborview.